

\$449,000 - 12011 95 Street, Edmonton

MLS® #E4435840

\$449,000

5 Bedroom, 3.00 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Fully Renovated House with Legal Suite & Separate Entrance—Exceptional opportunity for savvy investors! New paint, vinyl flooring, SS appliances & quartz countertops. This fully developed 5-bedroom bi-level with a legal basement suite is ready for new owners. Ideally located just minutes from Downtown Edmonton, NAIT, and Grant MacEwan, this property offers unbeatable access to key amenities and major commuter routes. The upper level boasts 3 spacious bedrooms, 2 full bathrooms, soaring 11-ft vaulted ceilings, and an open-concept layout with a modern kitchen that flows into the bright living space. The side entrance offers private and convenient access to both suites. The legal basement suite features 9-ft ceilings, large windows, 2 bedrooms, and a functional open kitchen with dining nook—making it highly appealing to tenants. Large fenced yard with room to add a garage for even greater rental appeal and value. Whether you're building your investment portfolio or looking for a property with dual rental income.

Built in 2007

Essential Information

MLS® # E4435840

Price \$449,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,163 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12011 95 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1M6 |

Amenities

| | |
|-----------|-------------------------------|
| Amenities | Ceiling 9 ft., Hot Water Tank |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Washer, Window C Dishwasher-Two, Microwave |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |



| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 11th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 05 |

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