

## \$445,000 - 11408 91 Street, Edmonton

MLS® #E4434530

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Located on a quiet street close to stadium, LRT and Downtown. Legal basement suite. Main floor features an open floor plan with vaulted ceilings, hardwood floors, gas fireplace, 3 bedrooms and 2 full bathrooms. Basement features large windows, 2 bedrooms, full bath and large living area. Separate laundry and furnaces for each suite. Double detached garage. Good value! For more details please visit the REALTOR®'s Website.

Built in 2012

### Essential Information

MLS® #	E4434530
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,036
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information



Address	11408 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4A5

### **Amenities**

Amenities	Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood/St. Alphonsus
Middle	Spruce Ave/St. Catherine
High	Victoria/St. Joseph

### **Additional Information**

Date Listed	May 5th, 2025
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Days on Market 3

Zoning Zone 05

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