

\$425,000 - 11426 91 Street, Edmonton

MLS® #E4452628

\$425,000

6 Bedroom, 3.00 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Amazing value in Alberta Avenue! This well-kept bi-level home with a legal basement suite offers incredible flexibility and income potential. Featuring a separate side entrance, the main floor boasts approximately 1,100 sq. ft. with 3 spacious bedrooms and 2 bathrooms. The legal basement suite includes 3 large bedrooms and 1 bathroom, making it perfect for extended family or rental income. Separate meters for water, power, and gas, 2 furnaces & 2 hot water tanks, 2 laundry sets, double detached garage. 6 bedroom, 3 bathrooms. This home is in immaculate, move-in condition—a true must-see, priced to sell!



Built in 2013

Essential Information

MLS® #	E4452628
Price	\$425,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,076
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level

Status Active

Community Information

Address 11426 91 Street
Area Edmonton
Subdivision Alberta Avenue
City Edmonton
County ALBERTA
Province AB
Postal Code T5B 4A5

Amenities

Amenities Detectors Smoke, No Smoking
Parking Double Garage Detached

Interior

Interior Features ensuite bathroom
Appliances Dryer-Two, Refrigerators
Dishwasher-Two
Heating Forced Air-1, Natural Gas
Stories 2
Has Suite Yes
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Back Lane, Fenced, Landscaping, Transportation, Schools, Shopping
Roof Vinyl Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed August 11th, 2025
Days on Market 9
Zoning Zone 05



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS®) and/or the quality of services they provide (MLS® , Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 6:17pm MDT