# \$450,000 - 11338 89 Street, Edmonton

MLS® #E4440341

#### \$450,000

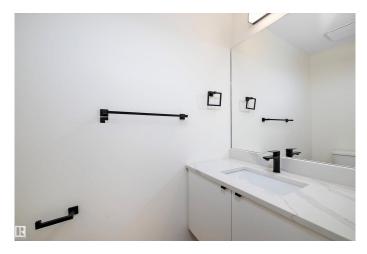
4 Bedroom, 3.50 Bathroom, 1,163 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

READY FALL 2025. ONE SIDE DUPLEX WITH BASEMENT SUITE. 2 LEGAL UNITS TOTAL. Built by House Of Modernity, half duplex for sale, this Front and back duplex built by one of Edmonton's elite infill builders. a total of 2 legal units. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. TOTAL OF ENTIRE **BUILDING 8 BEDROOMS 8 BATHROOMS.** Single Detached Garage included. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including Grant Macewan and NAIT. Excellent ROI on these buildings. Current Rental income for this duplex is \$3400 Not including Utilities based on current market rate and is forecasted to go higher. Expected Completion JUNE 2024. 6.2% cap rate. Photos of exterior and interior are of comparable property and layout.







Built in 2025

#### **Essential Information**

MLS® #	E4440341
Price	\$450,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,163

Acres	0.00
Year Built	2025
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## **Community Information**

Address	11338 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3T6

## Amenities

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Detached

### Interior

ensuite bathroom
Garage Opener
Forced Air-1, Natural Gas
3
Yes
Yes
Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	82

#### Zoning Zone 05

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Listing information last updated on August 25th, 2025 at 2:17pm MDT