

\$400,000 - 11840 96 Street, Edmonton

MLS® #E4444234

\$400,000

5 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Discover this versatile bi-level home with a **LEGAL BASEMENT SUITE**. The main floor offers a bright living room, a functional kitchen with ample cabinetry, a dining area perfect for gatherings, a 4-piece bathroom, a primary bedroom, and two additional bedrooms. The fully finished legal basement with **SEPARATE ENTRANCE** features a spacious recreational room, two bedrooms, a second kitchen, a laundry area, utility room, and another 4-piece bathroom—ideal for extended family or an opportunity for **RENTAL INCOME**. House has substantial upgrades that include R-24 insulated concrete form (ICF) basement walls, R-24 insulation, R-40 attic insulation, and energy-efficient LED lighting throughout, resulting in significant savings on monthly utility bills and separate services for both upstairs and downstairs. Conveniently located close to schools, parks, public transit, and shopping. A great opportunity for homeowners or investors alike! *Some photos are virtually staged*

Built in 2017

Essential Information

| | |
|----------|-----------|
| MLS® # | E4444234 |
| Price | \$400,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,001 |
| Acres | 0.00 |
| Year Built | 2017 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11840 96 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1V3 |

Amenities

| | |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking | Parking Pad Cement/Paved |

Interior

| | |
|--------------|---|
| Appliances | Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Baseboard, Forced Air-1, Electric, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Public Transportation, Schools, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 25th, 2025

Days on Market 12

Zoning Zone 05

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Listing information last updated on July 7th, 2025 at 12:47am MDT