

\$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 6

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 July 1st, 2025 at 8:47am MDT