

## \$319,000 - 11418 91 Street, Edmonton

MLS® #E4440764

**\$319,000**

5 Bedroom, 2.50 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this 1996 year built bi-level house! Features 1120 square feet PLUS FULLY FINISHED BASEMENT with total of 5 bedrooms, 2 living rooms, 2 kitchens, 2.5 bathrooms & a detached single garage. Main floor offers living room with large window, laminate floorings throughout. Kitchen & dining area. 3 bedrooms & a 4pc bathroom. Master bedroom has 2 piece en-suite. Separate Side Door Entrance to a fully finished basement comes with 2 additional bedrooms, second living room, second kitchen and a 4 piece bathroom. Laundry room & utility room. Carpet free home. Easy access to public transportation, school, NAIT, downtown, shopping center & all amenities.

Built in 1996

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440764  |
| Price          | \$319,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,120     |
| Acres          | 0.00      |
| Year Built     | 1996      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11418 91 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 4A5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                       |
| Appliances        | Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                              |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 05        |

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Listing information last updated on June 16th, 2025 at 9:47am MDT