

\$849,999 - 11320 91 Street, Edmonton

MLS® #E4463284

\$849,999

6 Bedroom, 5.00 Bathroom, 2,607 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors Front and Back Duplex with Separate Entrance to the basement (options for 1 bedroom legal Suites)!! welcome to Brand new 2025-26 built Full DUPLEX (WITH OPTIONAL BASEMENT SUITE located in Alberta Avenue this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement can be a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Stadium , Roger place , Royal Alexandra Hospital and Downtown . Pictures are not of the finished house but are 3D renderings . NOTE : Front Unit CAN BE SOLD SEPARATELY AND BACK CAN BE SOLD SEPARATELY . OPTIONS TO ADD 1 BEDROOM LEGAL BASEMENT SUITE TO BOTH UNIT AT AN ADDITIONAL COST. 2 SINGLE CAR DETACHED GARAGES .



Built in 2025

Essential Information

MLS® #	E4463284
Price	\$849,999
Bedrooms	6
Bathrooms	5.00
Full Baths	4

Half Baths	2
Square Footage	2,607
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

Community Information

Address	11320 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 4A3

Amenities

Amenities	On Street Parking, No Smoking
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial, Flat Site, Front Porch, Fenced Backyard, Fire Pit, Gas Grill, Hardwood Floors, In-Home Laundry, Kitchen Island, Large Windows, Modern Design, Open Concept, Quartz Countertops, Stainless Steel Appliances, Walk-In Pantry, Walk-In Closets, Wood-Grain Laminate, Zoned Heating
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information



Date Listed	October 23rd, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on October 25th, 2025 at 1:32am MDT