# \$450,000 - 11605 90 Street, Edmonton

MLS® #E4465976

## \$450,000

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

Alberta Avenue, Edmonton, AB

READY FOR POSESSION. 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. 6.2% cap rate.



### **Essential Information**

MLS® # E4465976

Price \$450,000

Bedrooms 4

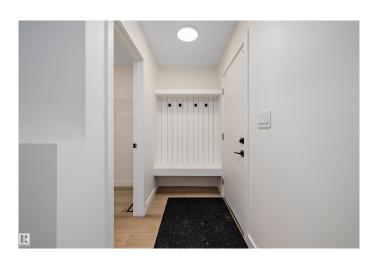
Bathrooms 3.50

Full Baths 3

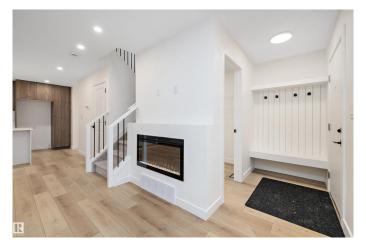
Half Baths 1

Square Footage 1,163

Acres 0.00







Year Built 2025

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 11605 90 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

Interior Features ensuite bathroom

Appliances Garage Opener

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed November 17th, 2025

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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Listing information last updated on November 17th, 2025 at 6:03pm MST