

\$900,000 - 11338 89 Street, Edmonton

MLS® #E4440341

\$900,000

4 Bedroom, 3.50 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

READY FALL 2025. FULL DUPLEX WITH TWO BASEMENT SUITES. 4 LEGAL UNITS TOTAL with 1 title. Built by House Of Modernity, Whole building for sale, this Front and back duplex built by one of Edmonton's elite infill builders. a total of 4 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 Macewen 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. Expected Completion JUNE 2024. 6.2% cap rate. Photos of exterior and interior are of comparable property and layout.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4440341 |
| Price | \$900,000 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |



| | |
|----------------|-----------------------|
| Square Footage | 2,304 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Duplex Front and Back |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11338 89 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 | June 4th, 2025 |
|-------------|----------------|

Days on Market 77

Zoning Zone 05

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Listing information last updated on August 20th, 2025 at 2:48pm MDT