

## \$489,000 - 12026 91 Street, Edmonton

MLS® #E4450174

**\$489,000**

5 Bedroom, 4.00 Bathroom, 1,095 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this beautifully designed 1,095 sq ft bi-level home featuring a fully legal basement suite—perfect for investors, multi-generational families, or those seeking rental income potential. Both the main floor and basement have separate laundry and utilities for optimal privacy and convenience. The main level offers a bright and spacious layout with 3 bedrooms and 2 full bathrooms, including a private 3-piece ensuite in the primary bedroom. The basement suite boasts 2 generous bedrooms, 2 full bathrooms (including another ensuite), and a similarly stylish, modern open-concept design filled with natural light thanks to large windows. Enjoy the added bonus of a powered shed/workshop in the backyard—ideal for hobbyists, storage, or extra workspace. With thoughtful finishes, separate entrances, and exceptional functionality throughout, this home is a standout opportunity.

Built in 2010

### Essential Information

MLS® #	E4450174
Price	\$489,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4



Square Footage	1,095
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12026 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B8

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, No Smoking Home
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 29th, 2025

Days on Market 2

Zoning Zone 05

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