

**\$450,000 - 11338 89 Street, Edmonton**

MLS® #E4440341

**\$450,000**

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

Alberta Avenue, Edmonton, AB

READY FALL 2025. 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. 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	\$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	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	84

## Zoning

## Zone 05

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Listing information last updated on August 27th, 2025 at 6:02am MDT