

Courtesy Of Prateek Goel Of Initia Real Estate

\$639,000 - 11031 96 Street, Edmonton

MLS® #E4426734

\$639,000

6 Bedroom, 4.00 Bathroom, 2,841 sqft
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

FULLY UPGRADED 4-PLEX property features TWO 2-bedroom units and TWO 1-bedroom units. ALL UNITS have ENSUITE LAUNDRY, TWO entrances and individual address (11031, 11033, 11035, 11037). All four units rented out for total of approx. \$5500.

EXTENSIVELY RENOVATED over the past 2 years, the property showcases a newer roof, newer paint across all 4 units, Samsung oven with in-built range hood fan, addition of individual unit laundries, upgraded flooring, light fixtures, new concrete sidewalks, electrical panel enhancements and new upper unit front doors. Situated just a quick 2-minute drive from the downtown arena and conveniently neighboring the Royal Alexandra Hospital, this property excels in accessibility. Embracing urban convenience, this 4plex is a stone's throw away from all essential amenities. Boasting POSITIVE CASH FLOW, it is an investor's dream. PRICED FOR A QUICK SALE, do not miss out on this amazing opportunity!

Built in 1949

Essential Information

MLS® #	E4426734
Price	\$639,000
Bedrooms	6



Bathrooms	4.00
Full Baths	4
Square Footage	2,841
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	11031 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2K7

Amenities

Amenities	On Street Parking
Parking	Rear Drive Access

Interior

Appliances	Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed March 21st, 2025

Days on Market 12

Zoning Zone 13

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Listing information last updated on April 2nd, 2025 at 2:47am MDT