

\$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 15

Zoning Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 10:32pm MDT