

# \$1,299,800 - 12021 95a Street, Edmonton

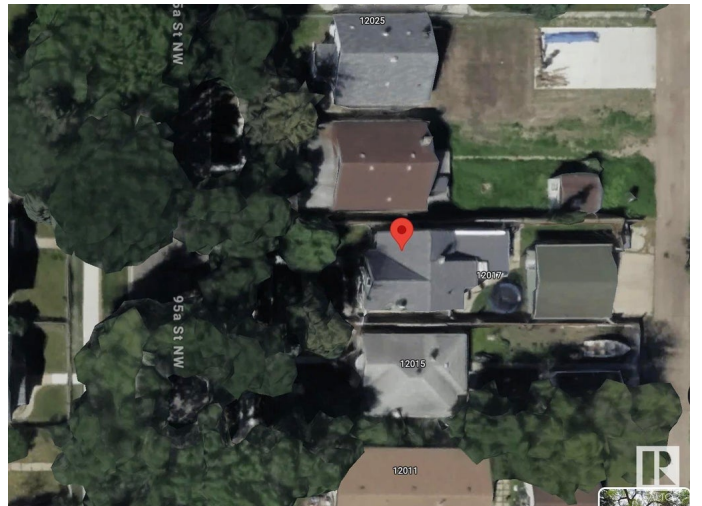
MLS® #E4418003

**\$1,299,800**

6 Bedroom, 7.00 Bathroom, 2,255 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great for Investors. 5 Units. It Can qualify for CHMC's MLI Select Program. Total 11 Bedrooms. This stunning front-and-back duplex is a fantastic opportunity for homeowners and investors alike! Each side offers 3 spacious bedrooms on the upper floor and fully finished basements with legal suites—one side features a 2-bedroom suite, while the other has a 1-bedroom suite, perfect for rental income or extended family. Plus Another 1103 sq ft Garden suite is a standout feature, with a functional main floor including a kitchen and a den that can double as a bedroom. Upstairs, you'll find 2 additional bedrooms, ideal for cozy, independent living. This property is designed for comfort and income potential. Live in one unit, rent the rest, or enjoy multiple income streams—perfect for any investor! Under construction - Comes with appliances



Built in 2024

## Essential Information

MLS® #	E4418003
Price	\$1,299,800
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	2

Square Footage	2,255
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### Community Information

Address	12021 95a Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1R6

### Amenities

Amenities	See Remarks
Parking	No Garage, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed January 14th, 2025

Days on Market 58

Zoning Zone 05

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Listing information last updated on March 13th, 2025 at 10:48am MDT