

# \$1,299,800 - 12144 95 Street, Edmonton

MLS® #E4418077

**\$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 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4418077    |
| Price      | \$1,299,800 |
| Bedrooms   | 6           |
| Bathrooms  | 7.00        |
| Full Baths | 6           |
| Half Baths | 2           |

|                |                       |
|----------------|-----------------------|
| Square Footage | 2,255                 |
| Acres          | 0.00                  |
| Year Built     | 2025                  |
| Type           | Single Family         |
| Sub-Type       | Duplex Front and Back |
| Style          | 2 Storey              |
| Status         | Active                |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12144 95 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1M8         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | 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        | Slab                                                                                        |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | Delton School        |
| Middle     | Spruce Avenue School |
| High       | Victoria School      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 96                 |
| Zoning         | Zone 05            |

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Listing information last updated on April 21st, 2025 at 9:17pm MDT