

## \$419,900 - 11315 95a Street, Edmonton

MLS® #E4460353

**\$419,900**

4 Bedroom, 3.50 Bathroom, 1,080 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Half duplex with modern a design upgraded finishing throughout. 3 bedrooms with 2 full 4 pce ensuite baths. Spacious custom kitchen with quartz countertops and stainless steel appliances.. Great layout and nicely maintained. Separate entrance to an impressive legal basement suite with it's own laundry, and a single detached garage. Centrally located with easy access to public transportation, Downtown, Nait, Kingsway Mall, Royal Alec and Glenrose hospitals.

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4460353          |
| Price          | \$419,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,080             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 11315 95a Street |
| Area        | Edmonton         |
| Subdivision | Alberta Avenue   |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5G 1P2          |

## Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., See Remarks |
| Parking   | Single Garage Detached                      |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                         |
| Stories           | 3                                                                                                                                 |
| Has Suite         | Yes                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Full, Finished                                                                                                                    |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Back Lane, Fenced, Landscaped, Level Land |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 05              |

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Listing information last updated on October 4th, 2025 at 3:02pm MDT