

\$1,075,000 - 9426/9428 96a Street, Edmonton

MLS® #E4420430

\$1,075,000

3 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Located just one block from the Millcreek Ravine and only 5 minutes from downtown Edmonton, this immaculate side-by-side duplex offers incredible potential in the thriving Bonnie Doon market. With long term tenants on both sides, each unit spans approximately 1064 sq ft and includes 3 spacious bedrooms. 9428 features a large 16'X16' deck, complete with French doors leading into a cozy den, plus a west-facing backyard perfect for sunsets. Sitting on a massive 50'X171' lot with a quad garage, this property is in a prime location, with the surrounding area seeing increasing values. The north side of the duplex has been lovingly maintained by the same tenants for several years and includes a finished basement and a second kitchen. With Edmonton's current investor market booming, this is an exceptional opportunity to capitalize on high-demand real estate in one of the city's most desirable neighborhoods.

Built in 1968

Essential Information

| | |
|------------|-------------|
| MLS® # | E4420430 |
| Price | \$1,075,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|---------------------|
| Square Footage | 2,129 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 9426/9428 96a Street |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3Z7 |

Amenities

| | |
|-----------|-----------------------|
| Amenities | See Remarks |
| Parking | Quad or More Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dishwasher-Portable, Garage Control, Garage Opener, Window Coverings, See Remarks |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Brick |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 5th, 2025 |
| Days on Market | 74 |

Zoning

Zone 18

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Listing information last updated on April 20th, 2025 at 12:17am MDT