

## **\$639,000 - 11031 96 Street, Edmonton**

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MLS® #E4426734

**\$639,000**

6 Bedroom, 4.00 Bathroom, 2,841 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

FULLY UPGRADED 4-PLEX property features TWO 2-bedroom units and TWO 1-bedroom units. ALL UNITS have ENSUITE LAUNDRY, TWO entrances and individual address (11031, 11033, 11035, 11037). All four units rented out for total of approx. \$5500.

EXTENSIVELY RENOVATED over the past 2 years, the property showcases a newer roof, newer paint across all 4 units, Samsung oven with in-built range hood fan, addition of individual unit laundries, upgraded flooring, light fixtures, new concrete sidewalks, electrical panel enhancements and new upper unit front doors. Situated just a quick 2-minute drive from the downtown arena and conveniently neighboring the Royal Alexandra Hospital, this property excels in accessibility. Embracing urban convenience, this 4plex is a stone's throw away from all essential amenities. Boasting POSITIVE CASH FLOW, it is an investor's dream. PRICED FOR A QUICK SALE, do not miss out on this amazing opportunity!



Built in 1949

### **Essential Information**

MLS® #	E4426734
Price	\$639,000
Bedrooms	6

Bathrooms	4.00
Full Baths	4
Square Footage	2,841
Acres	0.00
Year Built	1949
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	11031 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2K7

### **Amenities**

Amenities	On Street Parking
Parking	Rear Drive Access

### **Interior**

Appliances	Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed            March 21st, 2025

Days on Market      18

Zoning                 Zone 13

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