

## \$349,900 - 2 11630 92 Street, Edmonton

MLS® #E4431671

**\$349,900**

3 Bedroom, 3.50 Bathroom, 989 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this fantastic half duplex in the heart of Edmonton! NO CONDO FEE!! This home, built by Platinum Living Homes, offers a superb living experience with its thoughtful design and numerous desirable features. As you enter, you'll be greeted by an open concept main floor that creates a spacious and inviting atmosphere. The electric fireplace adds a touch of warmth and ambiance, while the pot lights and commercial grade flooring enhance the overall aesthetic. The upgraded fixtures, Quartz counters, soft-close cabinets, and pot drawers in the kitchen exemplify the attention to detail and quality craftsmanship throughout the house. Stainless steel appliances provide a sleek and modern touch to the kitchen, making it a delightful space for cooking and entertaining. The upper level boasts 2 bedrooms & 2 baths while the fully developed basement provides a 3rd bedroom and another bathroom. There's a single detached garage, A/C and more!! Perfect for the young family starting out!!!

Built in 2016

### Essential Information

MLS® # E4431671

Price \$349,900

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	989
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2 11630 92 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Z9

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Infill Property
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Partially Landscaped, Public Transportation, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:03pm MDT