

## \$349,900 - 12015 91 Street, Edmonton

MLS® #E4448428

**\$349,900**

2 Bedroom, 2.50 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

**ZERO CONDO FEES!** Stylish Dual Primary Suites, A rare opportunity for homeowners, investor and Airbnb hosts. Located on a beautiful tree-lined street, this chic and immaculately maintained home offers the perfect mix of style, comfort, and investment potential—with NO condo fees. The bright, open-concept main floor features 9-foot ceilings, a sleek electric fireplace, and a large picture window with upgraded coverings. The modern kitchen impresses with stainless steel appliances, white cabinetry, quartz countertops, and a flush eating bar. Also on the main level: a 2-piece powder room, pantry, extra storage, and access to a fenced backyard. Upstairs, enjoy two spacious primary suites, each with a walk-in closet and private ensuite, plus upper-floor laundry with added storage. The unfinished basement with 9-foot ceilings and plumbing rough-ins offers endless options for customization. Extras include a single detached garage, upgraded staircase, and a low-maintenance lifestyle.

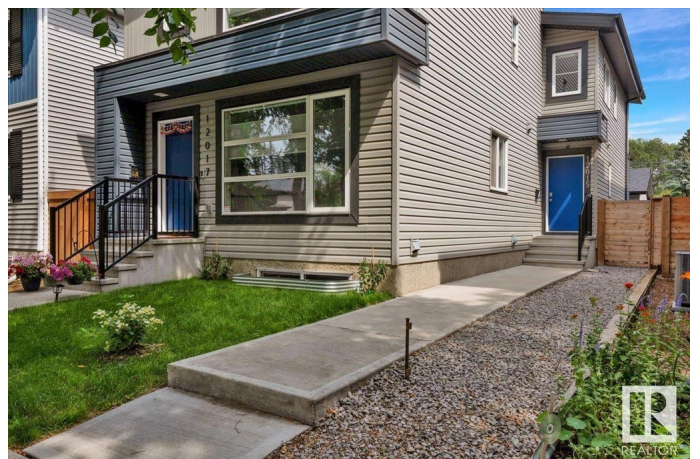
Built in 2016

### Essential Information

MLS® # E4448428

Price \$349,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,093
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12015 91 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4B9

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, No Animal Home, See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance

Landscape, Picnic Area, Playground Nearby, Public Transportation,  
Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	9
Zoning	Zone 05

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Listing information last updated on July 26th, 2025 at 3:02pm MDT