

# \$1,299,800 - 12144 95 Street, Edmonton

MLS® #E4418077

**\$1,299,800**

6 Bedroom, 7.00 Bathroom, 2,255 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great for Investors. 5 Units. It Can qualify for CHMC's MLI Select Program. Total 11 Bedrooms. This stunning front-and-back duplex is a fantastic opportunity for homeowners and investors alike! Each side offers 3 spacious bedrooms on the upper floor and fully finished basements with legal suites—one side features a 2-bedroom suite, while the other has a 1-bedroom suite, perfect for rental income or extended family. Plus Another 1103 sq ft Garden suite is a standout feature, with a functional main floor including a kitchen and a den that can double as a bedroom. Upstairs, you'll find 2 additional bedrooms, ideal for cozy, independent living. This property is designed for comfort and income potential. Live in one unit, rent the rest, or enjoy multiple income streams—perfect for any investor! Under construction - Comes with appliances!



Built in 2025

## Essential Information

MLS® #	E4418077
Price	\$1,299,800
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	2

Square Footage	2,255
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### Community Information

Address	12144 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1M8

### Amenities

Amenities	See Remarks
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Refrigerator, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### School Information

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	96
Zoning	Zone 05

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