

\$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.

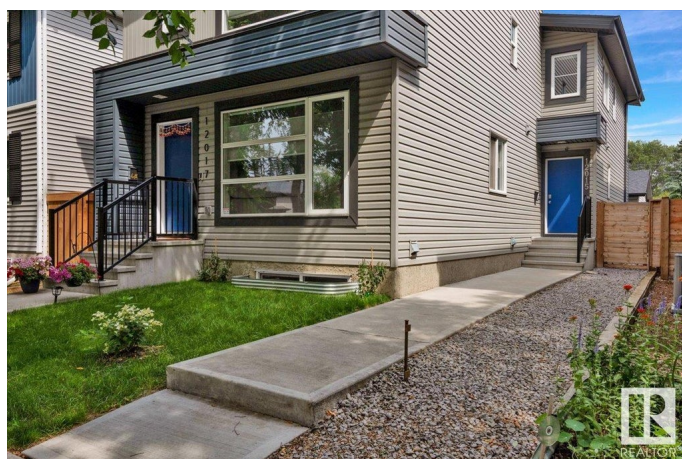
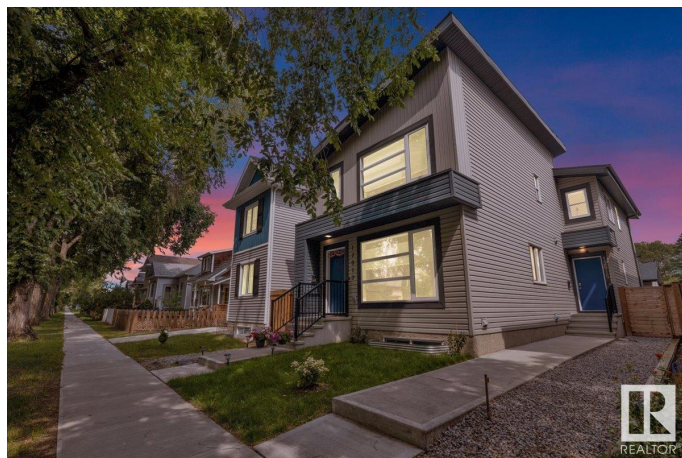
Built in 2016

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	16
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 August 2nd, 2025 at 1:02pm MDT