

## \$379,900 - 11526 92 Street, Edmonton

MLS® #E4458496

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,103 sqft  
Condo / Townhouse on 0.00 Acres

Alberta Avenue, Edmonton, AB

SIDE DOOR ACCESS to FINISHED BASEMENT with ONE BEDROOM SUITE POTENTIAL (rough-ins for future kitchen and laundry). This beautiful Half Duplex sits on a mature tree-lined street and offers a modern open concept design. Step into a tiled foyer with generous closet space leading to a bright main floor with gorgeous laminate, pot lights, new LED lighting, fresh paint, and a convenient 2-pc bath. The elegant kitchen showcases white quartz counters, ceiling-height cabinetry, and stainless steel appliances, while the dining and living areas make entertaining easy. Upstairs features 3 bedrooms, a 4-pc bath (new quartz counter and plumbing fixtures), laundry, and a sunlit staircase. The primary suite boasts a walk-in closet, while brand-new carpet adds comfort to the upper level. Outside you'll find a single detached garage, fully landscaped and fenced yard, plus A/C and central vac. Located close to playgrounds, transit, and a short walk to the LRT, this home blends style, comfort, and future suite potential!

Built in 2013

### Essential Information

MLS® #	E4458496
Price	\$379,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,103
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	11526 92 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 0Z7

### Amenities

Amenities	Air Conditioner, Parking-Extra, Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows, Infill Property, 9 ft. Basement Ceiling
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton School
Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on September 19th, 2025 at 10:32pm MDT