

# **\$1,075,000 - 9426/9428 96a Street, Edmonton**

MLS® #E4420430

**\$1,075,000**

3 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Located just one block from the Millcreek Ravine and only 5 minutes from downtown Edmonton, this immaculate side-by-side duplex offers incredible potential in the thriving Bonnie Doon market. With long term tenants on both sides, each unit spans approximately 1064 sq ft and includes 3 spacious bedrooms. 9428 features a large 16'X16' deck, complete with French doors leading into a cozy den, plus a west-facing backyard perfect for sunsets. Sitting on a massive 50'X171' lot with a quad garage, this property is in a prime location, with the surrounding area seeing increasing values. The north side of the duplex has been lovingly maintained by the same tenants for several years and includes a finished basement and a second kitchen. With Edmonton's current investor market booming, this is an exceptional opportunity to capitalize on high-demand real estate in one of the city's most desirable neighborhoods.

Built in 1968

## **Essential Information**

MLS® #	E4420430
Price	\$1,075,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	2,129
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	9426/9428 96a Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Z7

### Amenities

Amenities	See Remarks
Parking	Quad or More Detached

### Interior

Appliances	Dishwasher-Built-In, Dishwasher-Portable, Garage Control, Garage Opener, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 5th, 2025
Days on Market	72

## Zoning

## Zone 18

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