

## \$329,999 - 12017 94 Street, Edmonton

MLS® #E4436799

**\$329,999**

3 Bedroom, 2.50 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

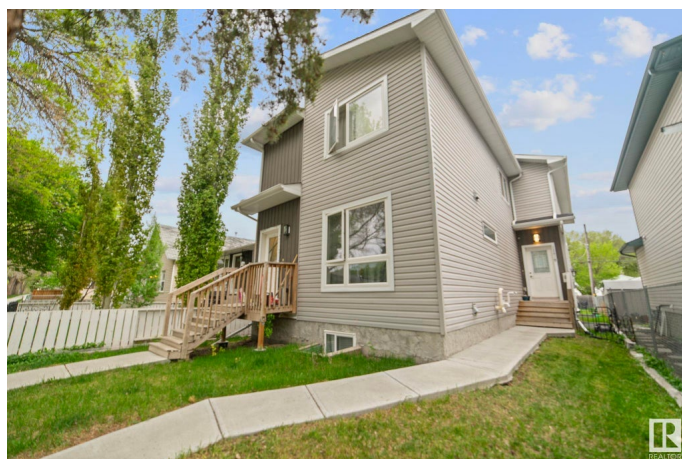
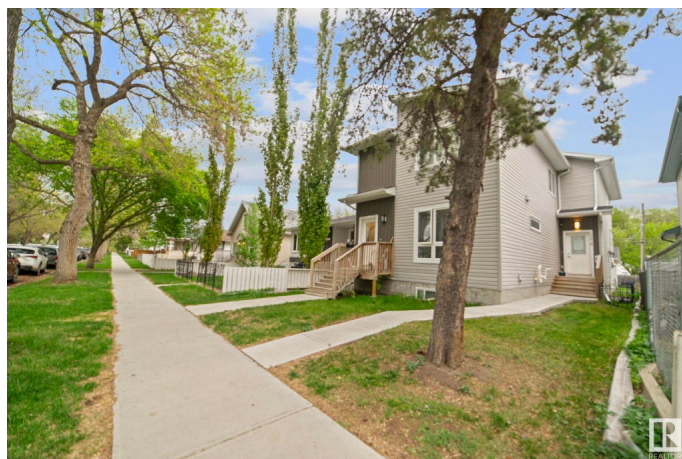
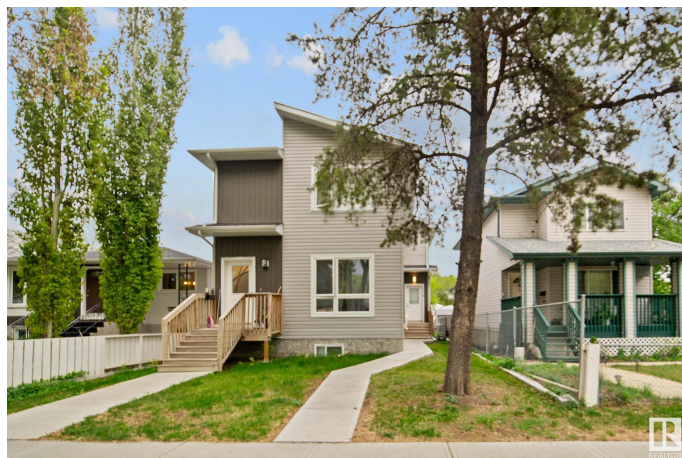
Alberta Avenue, Edmonton, AB

**NO CONDO FEES!** This sleek and stylish modern duplex offers a separate side entrance and is nestled in a well-established, amenity-rich neighborhood. Designed for both function and flair, the home features a custom kitchen with upscale finishes, a generously sized island with quartz countertops, elegant pendant lighting, a walk-in pantry, and stainless steel appliances. The open-concept main floor is perfect for entertaining, complete with main floor laundry and a convenient guest half bath. Upstairs, you'll find three good size bedrooms, including a primary suite with its own private ensuite.

Built in 2018

### Essential Information

MLS® #	E4436799
Price	\$329,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,076
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

## Community Information

Address	12017 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J8

## Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Detached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 15th, 2025
Days on Market	57
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 July 11th, 2025 at 4:32pm MDT