

\$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	79

Zoning

Zone 18

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Listing information last updated on April 25th, 2025 at 5:32pm MDT