

## \$440,000 - 15103 95 Street, Edmonton

MLS® #E4426839

**\$440,000**

6 Bedroom, 2.00 Bathroom, 1,234 sqft  
Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Now this is a terrific income property. With the property being a 4 level split, the lower suite doesn't really seem to be in the basement. It still has great space that feels above ground with plenty of natural light. Both suites have big open kitchens. Both suites have in suite laundry. And both suites are 3 bedrooms. Yes you heard that right, 2x three bedroom suites. Overall this property punches way above its weight class with rental numbers because the basement suite feels more like an upper. As far as location goes, it's got schools, shopping, and amenities close by which is essential. For getting around it's close to 97 which gets you access right to the Henday, but far enough away to have some peace and quiet. The big double in the back is complimented by a huge yard. All in all, it's got everything you need to make tenants happy. OR, it's got everything you need to make you and your family happy. It's not going to last, come have a look!

Built in 1971

### Essential Information

MLS® #	E4426839
Price	\$440,000
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,234
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	15103 95 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3Z3

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning Zone 02

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 April 4th, 2025 at 8:17am MDT