

\$160,000 - 12015 90 Street, Edmonton

MLS® #E4439952

\$160,000

1 Bedroom, 1.00 Bathroom, 767 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Amazing opportunity to own a single family home. One bedroom one bath with fridge stove, This 33â€™ x 137â€™ lot currently has a home with a finished basement and a tenant in place. Two new gas lines were professionally installed on the property IN 2023. The seller has also invested in detailed planning, including: Professionally drawn duplex plans with rental suites up and down ,lot survey site plan, and hazardous materials assessment report if an investor is looking for a renovation .All documents will be provided to the buyer. Situated on a beautiful tree-lined street, this vibrant and diverse neighborhood offers a strong sense of community, excellent dining options, frequent local events, and convenient access to downtown and major roadways.



Built in 1954

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4439952 |
| Price | \$160,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 767 |
| Acres | 0.00 |
| Year Built | 1954 |

| | |
|----------|------------------------|
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 12015 90 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3Z2 |

Amenities

| | |
|-----------|--------------------|
| Amenities | Off Street Parking |
| Parking | No Garage |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, See Remarks |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof | See Remarks |
| Construction | Wood, Stucco |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 14 |
| Zoning | Zone 05 |

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