

## \$285,000 - 11326 90 Street, Edmonton

MLS® #E4446947

**\$285,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This classic home offers a functional layout with great bones, perfect for buyers looking to renovate and create their dream space or investors seeking an ideal infill or suite-ready property. Featuring 4 bedrooms and 2 bathrooms, the main floor boasts original character details, a spacious living area filled with natural light, and a cozy kitchen just waiting for your personal touch. The unfinished basement offers excellent potential for a legal suite with its separate entrance, providing the option for additional income. The generous lot size allows plenty of room to expand or rebuild. Located on a quiet, tree-lined street close to schools and parks with quick access to downtown, this property is perfect for homeowners, investors, or developers looking to be part of this revitalized community. Don't miss this rare opportunity to restore, reimagine, or rebuild.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446947  |
| Price          | \$285,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,152     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11326 90 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3X5         |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | See Remarks                               |
| Parking   | Rear Drive Access, Single Garage Detached |

### Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                              |
| Stories      | 2                                                      |
| Has Basement | Yes                                                    |
| Basement     | Full, Finished                                         |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                      |
| Exterior Features | Back Lane, Fenced, Level Land, Low Maintenance Landscape, Schools, View City, View Downtown, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick, Stucco                                                                                      |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 05         |

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