

## \$299,900 - 11902 90 Street, Edmonton

MLS® #E4434871

**\$299,900**

5 Bedroom, 2.00 Bathroom, 854 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this quaint, quality home combining original character with a brand new renovation. This 5 bedroom, 2 bathroom bungalow is a great investment property or perfect for a larger family. Highlights include, brand new flooring throughout, new furnace, new HWT, all new appliances, blinds, windows and paint. Large windows on the main floor add plenty of natural light to the good sized living room and kitchen. 3 bedrooms on the main floor, a 4 piece bathroom, and stacked washer & dryer complete this floor plan. The basement is fully finished with a large open rec room, 2 more bedrooms, and a 3 piece bathroom. The single detached garage has a brand new door and opener. This corner lot is fully fenced & has a sunny west facing yard for you to enjoy BBQ'ing & a great place for the kids. The mature tree lined street is beautiful in the summer. Brand new sewer line, and shingles done 2018. A must see in Alberta Avenue!

Built in 1944

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434871  |
| Price     | \$299,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 854                    |
| Acres          | 0.00                   |
| Year Built     | 1944                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11902 90 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Y9         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Deck, Storage-In-Suite, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 41

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 June 17th, 2025 at 5:47am MDT