

## \$205,000 - 12045 90 Street, Edmonton

MLS® #E4425249

**\$205,000**

3 Bedroom, 1.00 Bathroom, 644 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This is an excellent opportunity to own a detached single-family home, ideal for both investors and first-time homebuyers, all at an great price. This charming bungalow boasts a spacious primary bedroom, cozy living room, functional kitchen, and a full bathroom on the main floor. The basement features two additional bedrooms, offering great potential for renovation or redevelopment. Located in the vibrant Alberta Avenue neighborhood, the property sits directly across from Delton School and is surrounded by ongoing revitalization and numerous infill projects. Enjoy the convenience of being just minutes from local amenities and major transportation routes, including Royal Alexandra Hospital, NAIT, Yellowhead Trail, and 97th St. The home also features a detached double garage and sits on a generously sized lot, providing ample space and future potential. Don't miss out on this chance to invest in a rapidly developing area with fantastic long-term growth prospects!

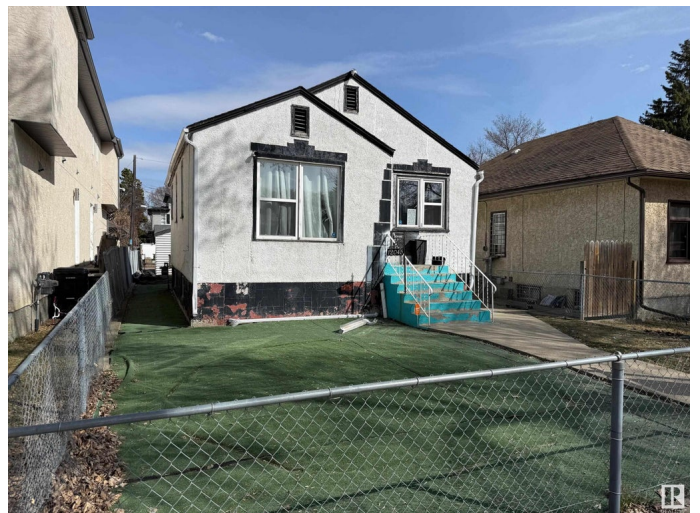
Built in 1941

### Essential Information

MLS® # E4425249

Price \$205,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 644                    |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12045 90 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Z2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

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

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stucco               |
| Exterior Features | Back Lane, Fenced, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stucco               |
| Foundation        | Concrete Perimeter         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

Days on Market 41

Zoning Zone 05

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Listing information last updated on April 21st, 2025 at 10:32pm MDT