

# \$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 | 15             |
| Zoning         | Zone 05        |

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