

## \$309,900 - 11902 90 Street, Edmonton

MLS® #E4434871

**\$309,900**

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	\$309,900
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 6

Zoning Zone 05

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Listing information last updated on May 13th, 2025 at 10:17am MDT