

# \$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	14
Zoning	Zone 05

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