

## \$325,000 - 12020 90 Street, Edmonton

MLS® #E4442229

**\$325,000**

3 Bedroom, 2.00 Bathroom, 916 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

FULLY FINISHED & UPGRADED bungalow w/ TOTAL of 3 BEDROOMS, 2 FULL BATHS, 2 KITCHENS & over 1,700 sqft of total living space. This meticulously maintained home has home ownership pride both inside & outside.

Main floor boasts spacious living room w/ abundance of natural light. Open to Kitchen w/ dining nook, all white appliances w/ DISHWASHER. Original hardwood throughout.

Primary suite w/ wall closets, additional bedroom & RENOVATED 4-piece bath (2024): bath fitter tub, toilet, flooring & fan. SIDE SEPARATE ENTRANCE to basement: 2nd KITCHEN, rec room, laundry, bedroom & 3-piece bath (toilet 2022). Outside fully fenced front yard & backyard, insulated shed, double detached garage & RV. ADDITIONAL UPGRADES: dryer (2025), kitchen/bathroom vinyl plank (2024), front fences/rear north fence (2024), windows living room south/kitchen/rear porch (2023), shingles (2022), all basement windows (2021), hwt (2021), furnace motor (2021), new sewer line/backflow valve (2021), Eaves/soffit/fascia/leaf filter (2021).

Built in 1949

### Essential Information

MLS® # E4442229

Price \$325,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 916                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12020 90 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Z1         |

### Amenities

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

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Microwave Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Mantel  |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 05         |

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Listing information last updated on June 16th, 2025 at 8:47am MDT