

Courtesy Of Tarick Taha and Candace Taha Of Real Broker

## \$215,000 - 12045 90 Street, Edmonton

MLS® #E4425249

**\$215,000**

2 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 a large family room and an additional bedroom, 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	\$215,000
Bedrooms	2



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
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Days on Market 1

Zoning Zone 05

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Listing information last updated on March 13th, 2025 at 8:47pm MDT