

## \$285,000 - 11326 90 Street, Edmonton

MLS® #E4446947

**\$285,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This classic home offers a functional layout with great bones, perfect for buyers looking to renovate and create their dream space or investors seeking an ideal infill or suite-ready property. Featuring 4 bedrooms and 2 bathrooms, the main floor boasts original character details, a spacious living area filled with natural light, and a cozy kitchen just waiting for your personal touch. The unfinished basement offers excellent potential for a legal suite with its separate entrance, providing the option for additional income. The generous lot size allows plenty of room to expand or rebuild. Located on a quiet, tree-lined street close to schools and parks with quick access to downtown, this property is perfect for homeowners, investors, or developers looking to be part of this revitalized community. Don't miss this rare opportunity to restore, reimagine, or rebuild.

Built in 1976

### Essential Information

MLS® #	E4446947
Price	\$285,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,152



Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11326 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3X5

### **Amenities**

Amenities	See Remarks
Parking	Rear Drive Access, Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Level Land, Low Maintenance Landscape, Schools, View City, View Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	11
Zoning	Zone 05

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