

## \$250,000 - 11923 90 Street, Edmonton

MLS® #E4464646

**\$250,000**

2 Bedroom, 2.00 Bathroom, 889 sqft

Single Family on 0.00 Acres

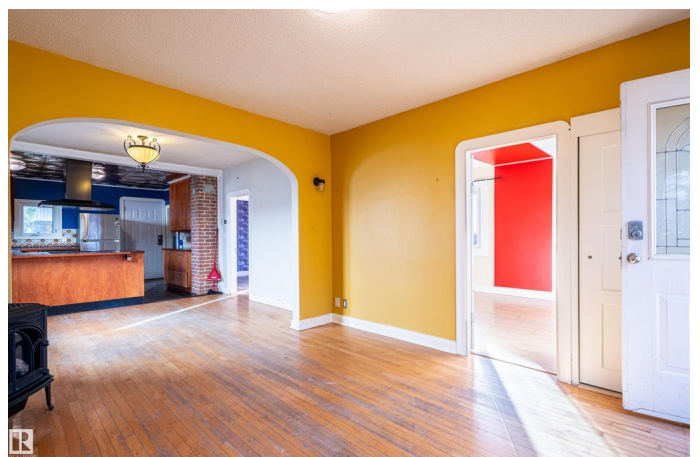
Alberta Avenue, Edmonton, AB

Excellent opportunity for first-time homebuyers, investors, or infill developers. This 2+2 bedrooms (closet can be easily added in one bedroom upstairs) and 2 full baths, charming bungalow features a DOUBLE detached garage, newer windows on main floor, newer exterior doors, gas Fireplace/stove in living room, newer 13 yrs old furnace and HWT, and upgraded electrical panel. The UPDATED KITCHEN completed within the last 10 yrs, offers stainless steel appliances including an induction cooktop (all less than 3 yrs old). The yard looks like urban forest with many mature trees including: Two Oaks, Ohio buckeye, cedars, fruit trees and tons of shrubs and perennials. Situated on generous 50' x 150' lot, this property offers exceptional potential for redevelopment or long-term investment. Central location, quiet street, close to schools, parks and transportation.

Built in 1939

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464646  |
| Price      | \$250,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 889                    |
| Acres          | 0.00                   |
| Year Built     | 1939                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11923 90 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Y8         |

### Amenities

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

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Fireplaces   | Freestanding, See Remarks                                                                |
| Stories      | 2                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Partially Finished                                                                 |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                              |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

Date Listed November 4th, 2025

Days on Market 3

Zoning Zone 05

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Listing information last updated on November 7th, 2025 at 7:18am MST