

## \$339,000 - 11225 90 Street, Edmonton

MLS® #E4424595

**\$339,000**

5 Bedroom, 2.00 Bathroom, 1,174 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Welcome to this beautifully maintained home filled with natural light and thoughtful upgrades! Featuring a legal basement suite with a separate entrance, this property is perfect for multi-generational living or generating rental income. Both suites offer separate laundry, ensuring convenience and privacy for all occupants. The heated double garage provides comfort year-round, while the home's prime location close to downtown and near transit and the LRT makes commuting a breeze. Located close to the Commonwealth Rec Centre for easy access to the fitness centre, swimming pool, and more! Recent updates include a new hot water tank (2025), a new basement washer (2024), and a new basement fridge (2023).

Built in 1946

### Essential Information

MLS® #	E4424595
Price	\$339,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,174
Acres	0.00
Year Built	1946



Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	11225 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3X3

### **Amenities**

Amenities	Detectors Smoke, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Appliances	Garage Control, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 12th, 2025 at 2:47pm MDT