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

MLS® #E4442229

#### \$325,000

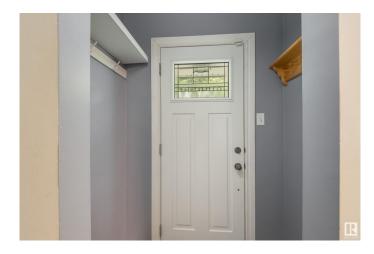
3 Bedroom, 2.00 Bathroom, 916 sqft Single Family on 0.00 Acres

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 â€" 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 2

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 June 15th, 2025 at 5:02pm MDT