

## \$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 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 9:02pm MDT