

## \$300,000 - 11241 90 Street, Edmonton

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MLS® #E4448774

**\$300,000**

2 Bedroom, 1.00 Bathroom, 978 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

A true gem in the city of champions. Tastefully renovated to keep the original character, but upgraded for the comforts of modern standards; Sewer line replaced, copper waterline added, 2nd floor insulation all completed 2018. Roof 2021. Main floor insulation, plumbing, electrical, kitchen, bathroom, windows, doors completed 2022. Basement has room for you to add your final touches or go crazy and do a total remodel. Oversized double garage is tidy, dry and the perfect "man cave". Gardeners dream, host backyard parties. Enjoy the live concerts from Commonwealth Stadium at home. Conveniently explore the city's best attractions, walk, bike or take advantage of easy access to public transportation. Become a regular face at the first "Italian Centre Shop" cafe, deli and groceries. Upgrade your lifestyle. Love where you live.



Built in 1943

### Essential Information

MLS® #	E4448774
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	978

Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11241 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3X3

### Amenities

Amenities	Deck, Parking-Extra, See Remarks
Parking	Double Garage Detached, Rear Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	10.1 x 36.6
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 19th, 2025
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Days on Market 10

Zoning Zone 05

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Listing information last updated on July 29th, 2025 at 5:32pm MDT