# \$229,900 - 11320 89 Street, Edmonton

MLS® #E4426661

### \$229.900

1 Bedroom, 3.00 Bathroom, 1,399 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

2 STORY HOME IS PRICED FOR A STARTER HOME OWNER or a BUILDER or an INVESTOR. HOME IS PRICED WELL BELOW CITY ASSESSMENT. COMES WITH 3 SUITES OR USE AS A 5 BEDROOM HOME, FOR A BIG FAMILY. ALL THIS AT A SMALL PRICE. POSSIBLE DUPLEX OR MULTI UNITY BUILDING SITE. City of Edmonton Inspected site has 3 suites IS on a 33FT. X 120 foot lot. Suites are fully occupied. This property is approved and inspected by the Health Department. Zoned (RS)for Multi-Unites Area. Comes WITH Appliances also Newer Furnace and Hot WATER tank and a garage for storage. THERE IS New Duplex construction is on a similar lot, just steps away. Close to transit, schools, shopping and football Stadium. Long time owner. CITY-ZONED as- Small Scale Res.(RS)



Built in 1929

### **Essential Information**

MLS® # E4426661 Price \$229,900

Bedrooms 1

Bathrooms 3.00

Full Baths 3

Square Footage 1,399

Acres 0.00

Year Built 1929

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 11320 89 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3T6

**Amenities** 

Amenities See Remarks

Parking Single Garage Detached

Interior

Appliances Dryer, Washer, Refrigerators

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

**Exterior** 

Exterior Concrete, Stucco

Exterior Features Back Lane, Flat Site, Fruit

Transportation, Schools, Sho

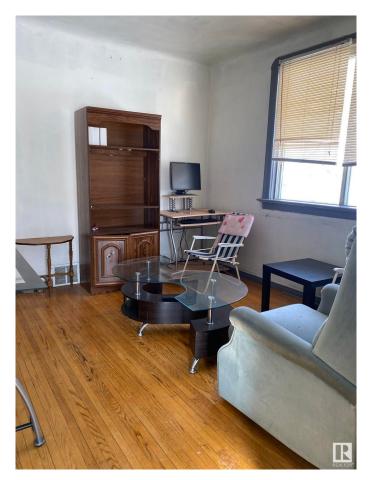
Lot Description CITY BACK LANE
Roof Asphalt Shingles
Construction Concrete, Stucco
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 23

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 April 10th, 2025 at 12:32am MDT