

## **\$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**

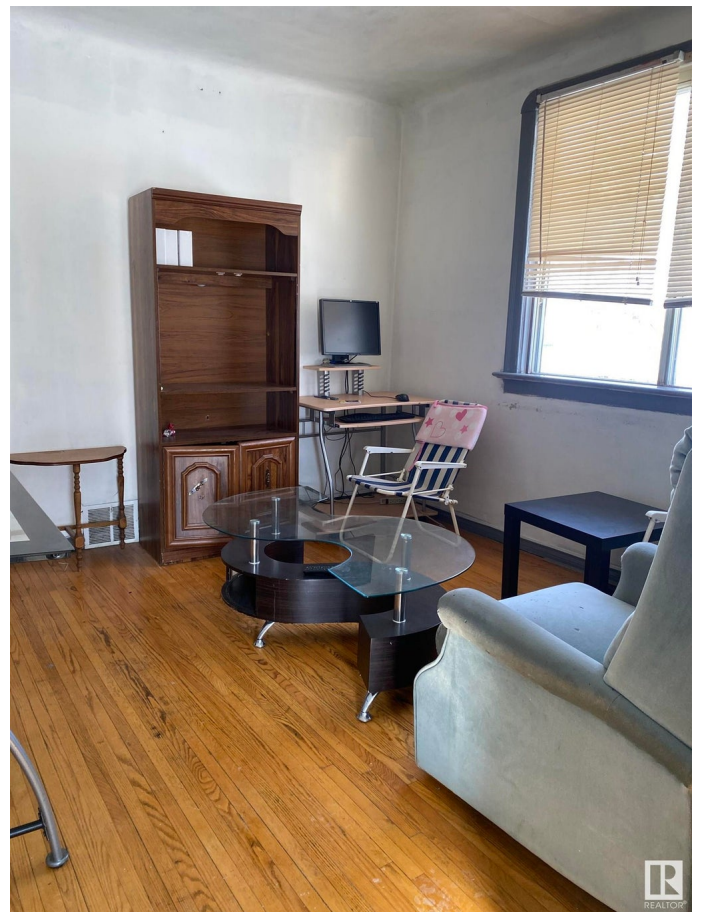
Appliances Dryer, Washer, Refrigerators  
 Heating Forced Air-1, Natural Gas  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**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 33  
 Zoning Zone 05



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Listing information last updated on April 20th, 2025 at 4:02am MDT