

\$370,000 - 11511 90 Street, Edmonton

MLS® #E4430880

\$370,000

5 Bedroom, 2.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Investor Alert! Nestled on a beautiful tree-lined street in the mature community of Alberta Avenue, this raised bungalow with a legal basement suite is a cashflow dream. Offering 5 bedrooms total (3 up, 2 down), 2 kitchens, 2 full baths, and separate laundry on each level, itâ€™s perfect for rental income or living in one unit while renting the other. Enjoy a separate entrance, fully fenced yard, and new furnace. The double detached garage is also rented, bringing in additional income. Currently generating \$2,585/month (utilities paid by tenants), this home is fully permitted and inspected by the City of Edmonton. Located minutes from NAIT, downtown, Royal Alex Hospital, transit routes, rec centres, and walking trailsâ€”this is the kind of turn-key investment that doesnâ€™t come around often!

Built in 1970

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430880 |
| Price | \$370,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,128 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1970 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11511 90 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 3X9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances | Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 5 |
| 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 20th, 2025 at 1:17am MDT