

\$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 2:32pm MDT