

\$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 | 34 |
| Zoning | Zone 05 |



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Listing information last updated on April 21st, 2025 at 10:02am MDT