

## **\$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

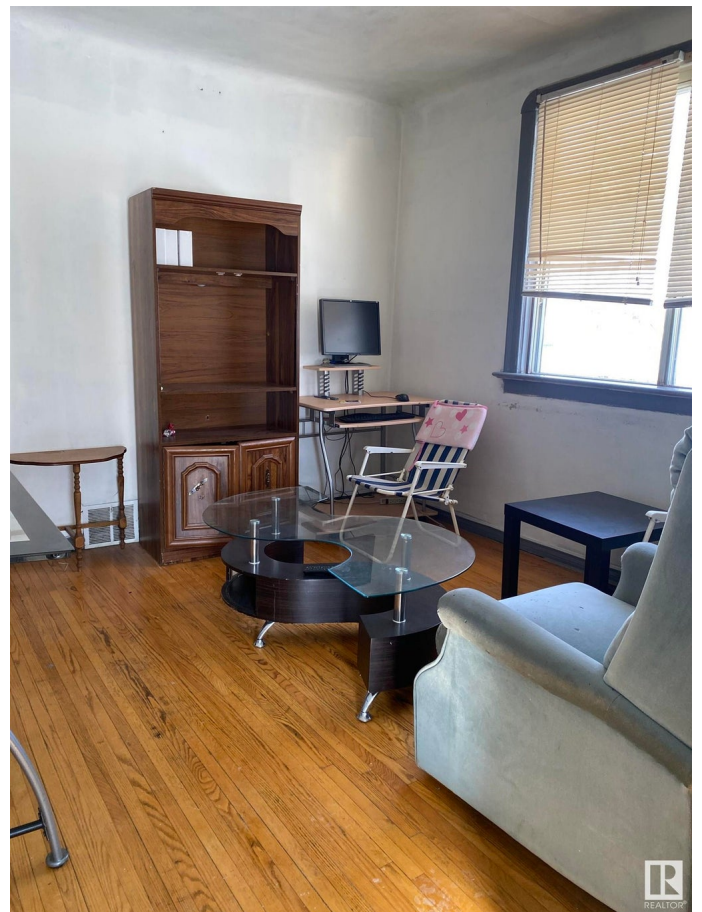
Appliances Dryer, Washer, Refrigerators  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### 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 7:02am MDT