

## \$190,000 - 11903 94 Street, Edmonton

MLS® #E4429780

**\$190,000**

3 Bedroom, 1.00 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

ONLY 190K OBO!! ATTENTION ALL \* INFILL \* INVESTOR \* FIRST TIME BUYERS \*!!! Over A 1000 sq/ft Updated Bungalow on a 33' x 125' RF3 corner lot. Zoned RF3. 3 bedroom, 1 full bath with full basement! 22' x 24' detached double garage! Live here, Rental property, Redevelopment or just hold. Recent upgrades include electrical panel, newer furnace, hot water tank. Huge raised wooden deck. 6 ft. high fence all the way around property! Minutes to down town! One block from park/playground. Close to all amenities, public transportation, schools, hospital etc. Current tenants want to stay!! Prime location! Offering numerous opportunities for redevelopment Total MONEY MAKER at this below market value price!! Bring all offers!



Built in 1909

### Essential Information

MLS® #	E4429780
Price	\$190,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,011
Acres	0.00
Year Built	1909

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11903 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J6

### **Amenities**

Amenities	Hot Water Natural Gas
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Level Land, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Gerard Catholic
Middle	St. Alphonsus
High	Victoria School of the Art

## Additional Information

Date Listed	April 9th, 2025
Days on Market	21
Zoning	Zone 05
Foreclosure	Yes



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 30th, 2025 at 5:17pm MDT