# \$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
Туре	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 Parking

See Remarks Single Garage Detached

## Interior

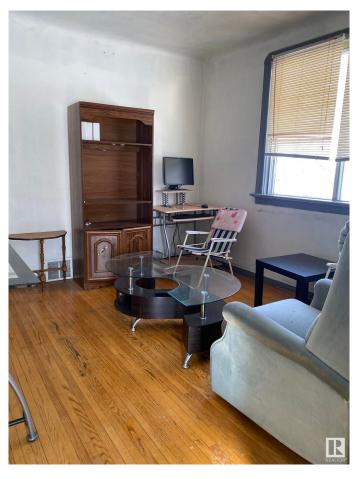
Dryer, Washer, Refrigerators
Forced Air-1, Natural Gas
3
Yes
Full, Finished

## 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	24
Zoning	Zone 05





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Listing information last updated on April 11th, 2025 at 5:47am MDT