

## \$370,000 - 11511 90 Street, Edmonton

MLS® #E4430880

**\$370,000**

5 Bedroom, 2.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Investor Alert! Nestled on a beautiful tree-lined street in the mature community of Alberta Avenue, this raised bungalow with a legal basement suite is a cashflow dream. Offering 5 bedrooms total (3 up, 2 down), 2 kitchens, 2 full baths, and separate laundry on each level, itâ€™s perfect for rental income or living in one unit while renting the other. Enjoy a separate entrance, fully fenced yard, and new furnace. The double detached garage is also rented, bringing in additional income. Currently generating \$2,585/month (utilities paid by tenants), this home is fully permitted and inspected by the City of Edmonton. Located minutes from NAIT, downtown, Royal Alex Hospital, transit routes, rec centres, and walking trailsâ€”this is the kind of turn-key investment that doesnâ€™t come around often!

Built in 1970

### Essential Information

MLS® #	E4430880
Price	\$370,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00



Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11511 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3X9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 15th, 2025
Days on Market	6
Zoning	Zone 05

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