

## \$275,000 - 11844 89 Street, Edmonton

MLS® #E4442529

**\$275,000**

3 Bedroom, 2.00 Bathroom, 846 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Affordable Investment Opportunity on a Large Corner Lot. Here's your chance to take on a project with real potential. This 3-bedroom, 2-bath home sits on a generous 696.88 m<sup>2</sup> corner lot and features an 846 sq. ft. layout, a detached double garage, and a fully fenced yard with ample space for outdoor use, gardening, or future expansion. Originally built in 1950, the home is ready for updates and improvements, making it a great option for seasoned investors, renovators, or buyers willing to put in some work to add value. It's priced accordingly, but with the right vision, this property could be transformed into a smart long-term hold, rental, or flip. Located near downtown and close to major shopping areas, this home offers entry into the market at a price point that's hard to find. The lot size, garage, and layout make this a solid investment opportunity. Don't miss your chance to turn potential into profit, properties with this much upside at a low price don't come around often.

Built in 1950

### Essential Information

MLS® # E4442529

Price \$275,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 846                    |
| Acres          | 0.00                   |
| Year Built     | 1950                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11844 89 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3V7         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke |
| Parking   | Double Garage Detached                                 |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 2                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | Full, Finished                                                          |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

Date Listed June 15th, 2025

Zoning Zone 05

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