

## \$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  | 33              |
| Zoning          | Zone 05         |
| Foreclosure     | Yes             |
| RE / Bank Owned | Yes             |



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Listing information last updated on May 12th, 2025 at 10:48am MDT