

\$319,900 - 12049 94 Street, Edmonton

MLS® #E4426507

\$319,900

4 Bedroom, 2.00 Bathroom, 863 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This beautiful raised bungalow has a separate legal/permitted basement suite! Purchase as a rental property, or live in one unit and rent the other as a mortgage helper. Each level has a kitchen, 4 piece bathroom, large living area, laundry, and 2 bedrooms. Renovations have taken place throughout the home. Outside you will find a concrete patio, nice yard, and 1 car garage with an extension built on for extra storage. The house is on a beautiful tree-lined street, close to all amenities, and minutes from NAIT and downtown.

Built in 1954

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4426507 |
| Price | \$319,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 863 |
| Acres | 0.00 |
| Year Built | 1954 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Raised Bungalow |
| Status | Active |

Community Information



| | |
|-------------|-----------------|
| Address | 12049 94 Street |
| Area | Edmonton |
| Subdivision | Alberta Avenue |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5G 1J8 |

Amenities

| | |
|-----------|--------------------------------|
| Amenities | Detectors Smoke, Vinyl Windows |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Stacked Washer/Dryer, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------|
| Elementary | Delton School |
| Middle | Spruce Avenue School |
| High | Victoria School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 05 |

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