

## **\$375,000 - 12428 90 Street, Edmonton**

MLS® #E4447971

**\$375,000**

4 Bedroom, 2.00 Bathroom, 948 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Great opportunity!! Raised bungalow with LEGAL BASEMENT SUITE. Featuring 2 kitchens, 2 living rooms, 2 bedrooms up and 2 bedrooms down, with private back entrance to basement suite. Fenced backyard, extra parking space that will fit and RV with back lane access. This home is perfect for first time home buyer or Investors. Main floor has spacious living room and dinning room area, flooded with natural light, a kitchen 2 bed and a bathroom. Separate back entrance to basement suite. coming downstairs there is a common area for laundry and utilities. The suite has a living room 2 bedrooms a kitchen and a bathroom. The backyard is fenced and landscaped. Renovations and upgrades throughout recent years to upstairs kitchen including appliances, all windows replaced 2015, electrical panel upgrade 2015, HWT and furnace new 2015 (plus yearly maintenance, last done july 2025). this home it's moving ready. opportunity for first time home buyers looking for an income helper or investors.

Built in 1953

### **Essential Information**

MLS® # E4447971

Price \$375,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	12428 90 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Z8

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Extra
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioner-Window, Dryer, Freezer, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 16th, 2025

Days on Market                4

Zoning                            Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 9:31am MDT