

## \$309,900 - 12049 94 Street, Edmonton

MLS® #E4426507

**\$309,900**

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          | \$309,900              |
| 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 | 29               |
| Zoning         | Zone 05          |

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