

## \$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	32
Zoning	Zone 05

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