

## \$275,000 - 11844 89 Street, Edmonton

MLS® #E4442529

**\$275,000**

3 Bedroom, 2.00 Bathroom, 846 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Affordable Investment Opportunity on a Large Corner Lot. Here's your chance to take on a project with real potential. This 3-bedroom, 2-bath home sits on a generous 696.88 m<sup>2</sup> corner lot and features an 846 sq. ft. layout, a detached double garage, and a fully fenced yard with ample space for outdoor use, gardening, or future expansion. Originally built in 1950, the home is ready for updates and improvements, making it a great option for seasoned investors, renovators, or buyers willing to put in some work to add value. It's priced accordingly, but with the right vision, this property could be transformed into a smart long-term hold, rental, or flip. Located near downtown and close to major shopping areas, this home offers entry into the market at a price point that's hard to find. The lot size, garage, and layout make this a solid investment opportunity. Don't miss your chance to turn potential into profit, properties with this much upside at a low price don't come around often.

Built in 1950

### Essential Information

MLS® #	E4442529
Price	\$275,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11844 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3V7

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 15th, 2025

Days on Market 1

Zoning Zone 05

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