

## **\$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                17

Zoning                              Zone 05

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Listing information last updated on August 2nd, 2025 at 12:17pm MDT