

## \$465,000 - 11942 90 Street, Edmonton

MLS® #E4435235

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,570 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Nestled on a quiet, tree-lined street in Alberta Avenue, this stunning custom-built 4-level split offers over 2,000 sq ft of beautifully upgraded living space. Featuring hardwood floors, tile, granite countertops throughout, central air conditioning, and a high-efficiency furnace, this home is move-in ready. A spacious 22x22 detached garage adds even more value. Upstairs, the expansive primary bedroom includes a large walk-in closet and a luxurious 5-piece ensuite with a deep soaker tub that also serves as the main bath. The main level boasts soaring vaulted ceilings, a welcoming foyer, a bright living room, a dinette area, and a gorgeous kitchen with an island, full-sized pantry, and ample storage. The third level features a cozy family room with a gas fireplace, a 2-piece bathroom, and an additional bedroom or den. This home is stunning and waiting for it's new family.

Built in 2008

### Essential Information

MLS® #	E4435235
Price	\$465,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,570
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	11942 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Y9

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Crawl Space, Deck, Hot Water Natural Gas
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market       3  
Zoning                 Zone 05

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