

## \$224,900 - 12126 94 Street, Edmonton

MLS® #E4422648

**\$224,900**

3 Bedroom, 1.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

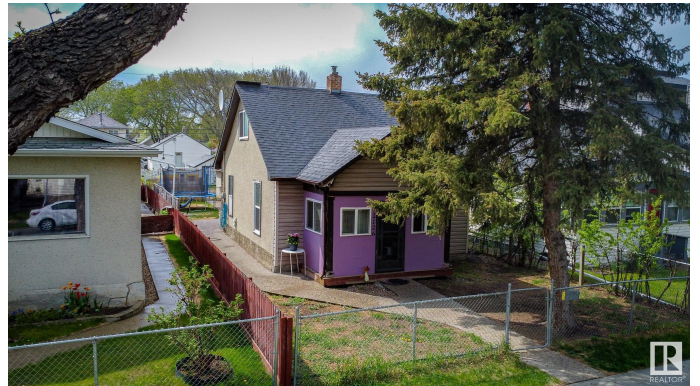
Alberta Avenue, Edmonton, AB

This home is a perfect first time buyers home or a investor revenue property. Almost 1,000 sq ft 2 bedroom, 1 bath consisting of main floor featuring 2 bedrooms, living room, and an updated kitchen. The main floor 4-piece bath has been upgraded and has a claw foot adding to the charm. Walk up the rustic wooden staircase to a huge loft area for your entertainment time & enjoyment or use as the primary bedroom space. The backroom opens into an oversized mud room that leads down to the basement area with washer & dryer, newer furnace & hot water tank. NEST thermostat included. The west facing yard is fully fenced and there is also a single insulated detached garage with back lane access, with an additional area for extra rear parking. Close to downtown, shops, transit, and local schools. Future builder infill potential as well.

Built in 1913

### Essential Information

MLS® #	E4422648
Price	\$224,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.00



Year Built	1913
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12126 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J9

### **Amenities**

Amenities	Ceiling 10 ft., No Animal Home, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton / St Gerard
Middle	Spruce Ave / St Alphonsus
High	Victoria / St Joseph High

**Additional Information**

Date Listed                February 24th, 2025  
Days on Market        83  
Zoning                    Zone 05

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