

\$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 Suite	Yes
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	43
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on May 2nd, 2025 at 7:17am MDT