

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

MLS® #E4422648

**\$224,900**

3 Bedroom, 1.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

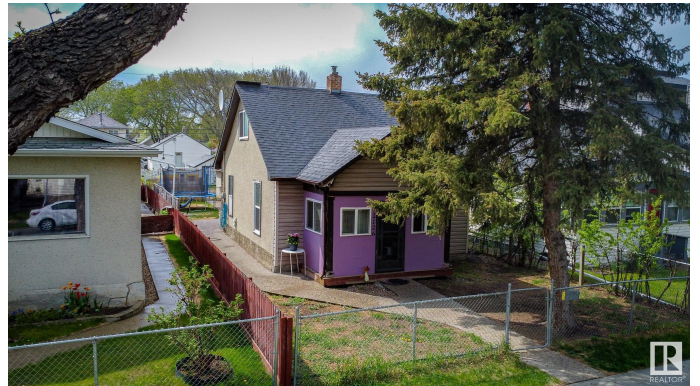
Alberta Avenue, Edmonton, AB

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        86  
Zoning                    Zone 05

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