

# \$160,000 - 12015 90 Street, Edmonton

MLS® #E4439952

**\$160,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Fantastic opportunity to build in the revitalizing community of Alberta Avenue. This 33â€™™ x 137â€™™ lot currently has a home with a finished basement and a tenant in place. The property is being sold for lot value only. , Two new gas lines were professionally installed on the property IN 2023. The seller has also invested in detailed planning, including: Professionally drawn duplex plans with rental suites up and down ,lot survey site plan, and hazardous materials assessment report .All documents will be provided to the buyer. Situated on a beautiful tree-lined street, this vibrant and diverse neighborhood offers a strong sense of community, excellent dining options, frequent local events, and convenient access to downtown and major roadways.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4439952        |
| Price     | \$160,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 12015 90 Street |
|---------|-----------------|

|             |                |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Alberta Avenue |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5B 3Z2        |

## Exterior

Exterior Features    Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 05        |

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Listing information last updated on June 6th, 2025 at 10:32pm MDT