

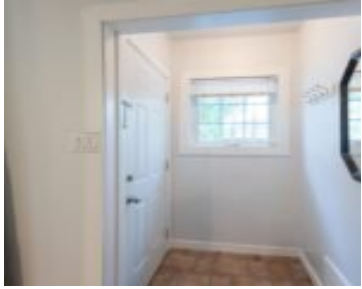
**11701 90 ST NW EDMONTON AB T5B 3Y4 E4392786**

<https://bestrealestateedmonton.ca>

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Edmonton, AB, T5B  
3Y4**

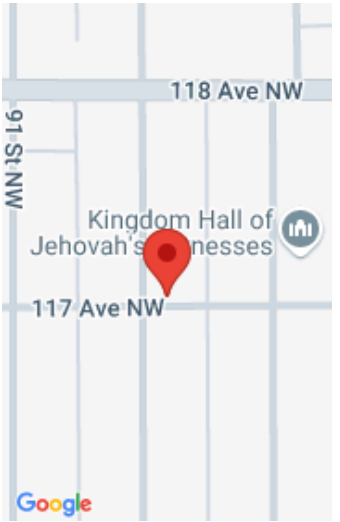


**\$317,000**



ADORABLE Revenue generating corner lot with 5 BEDROOMS & a separate PERMITTED SUITE with an exterior entrance into the basement. Upgrades include HUGE egress windows, a newer double car garage (2000), new roof (2020), several upgraded vinyl windows, vinyl siding, paint, 100 AMP panel, and a mid efficiency furnace. In a neighborhood full of doll [...]

- 5 beds
- 2 baths
- Detached Single Family
- Residential
- 1000.94 sq ft



**Call us now**

Phone: 780-566-2375  
Email: [info@bestrealestateedmonton.ca](mailto:info@bestrealestateedmonton.ca)  
Address: 3018 Calgary Trail NW,  
Edmonton, Alberta T6J6V4

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## Basics

**Category:** Residential

**Date added:** Added 6 months ago

**Bathrooms:** 2 baths

**Year built:** 1950

**MLS ID:** E4392786

**Type:** Detached Single Family

**Bedrooms:** 5 beds

**Floors:** 2 floors

**Land Size:** 367.64 m<sup>2</sup>

**BathroomsFull:** 2

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## Building Details

**Parking Total:** 4

**Parking Features:** Double Garage Detached

**Flooring:** Hardwood, Non-Ceramic Tile

**Community Features:** Deck, Guest Suite, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows

**Architectural Style:** Bungalow

**Exterior Features:** Back Lane, Corner Lot, Fenced, No Through Road, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed Lot

**Roof:** Asphalt Shingles

**RoomType:** MasterBedroom, Bedroom2, Bedroom3, Bedroom4, OtherRoom1

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## Amenities & Features

**Appliances:** Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two

**Heating:** Forced Air-1, Natural Gas

**Amenities:** 1

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## Listed by

**List Agent:** Logan Patterson

**List Office Name:** Logic Realty



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