

## \$299,900 - 12130 94 Street, Edmonton

MLS® #E4435454

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,048 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This charming 1.5-storey character home offers a rare feature—an upstairs bathroom, making it a true 2-bathroom property. Thoughtfully updated with new kitchen flooring, newer stainless steel appliances, newer hot water tank, newer washing machine, and a new roof done in 2021. The fully fenced backyard is perfect for pets or play, with garden boxes ready for the green thumb. A single garage provides secure, functional parking. Tucked away on a pretty, tree-lined street in Alberta Avenue, you'll love the strong sense of community and easy access to downtown, the river valley, schools, parks, and transit. Enjoy local gems like The Carrot Coffeehouse and lively neighborhood events including the Kaleido and Deep Freeze festivals. Move-in ready with character, comfort, and convenience in one of Edmonton's most vibrant central communities!

Built in 1920

### Essential Information

MLS® #	E4435454
Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,048
Acres	0.00
Year Built	1920
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	12130 94 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1J9

### Amenities

Amenities	On Street Parking, Front Porch
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### School Information

Elementary	Delton School
------------	---------------

Middle	Spruce Avenue School
High	Victoria School

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	16
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 25th, 2025 at 3:17pm MDT