

## \$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 | 1             |
| Zoning         | Zone 05       |

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Listing information last updated on May 9th, 2025 at 11:47pm MDT