

\$240,000 - 12038 89 Street, Edmonton

MLS® #E4454998

\$240,000

3 Bedroom, 2.00 Bathroom, 824 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Ideal starter home featuring original oak floors, freshly painted main floor, upgraded triple paned windows, and 100 amp electrical panel. Private fenced in back yard with large sundeck, detached garage with attached carport. Finished basement with a second kitchen, living room and bedroom area plus a three piece bath and large storage room. Fantastic yard with apple trees, lilac bushes and lots of privacy. Convenient location with easy access to the Yellowhead Freeway, public transportation, schools, parks and shopping. Ready to move into with a quick possession date!

Built in 1950

Essential Information

MLS® #	E4454998
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	12038 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3W1

Amenities

Amenities	Deck, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Carport, Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	7
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 September 4th, 2025 at 2:33pm MDT