

Courtesy Of Brent M Wartenbe Of Professional Realty Group

\$344,900 - 6008 90 Avenue, Edmonton

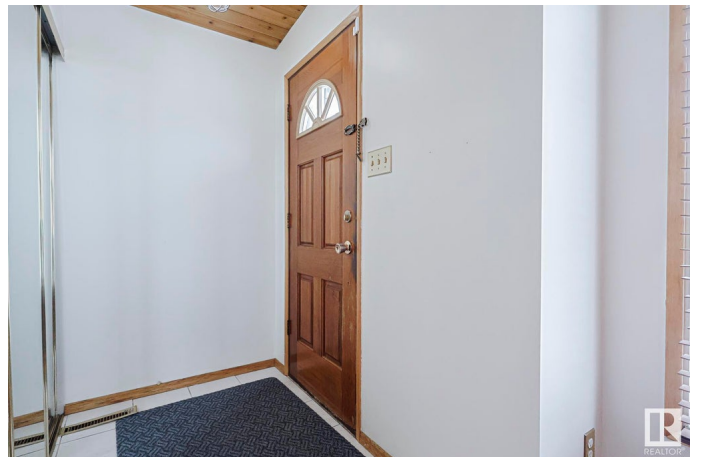
MLS® #E4429056

\$344,900

4 Bedroom, 2.00 Bathroom, 969 sqft
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

OTTEWELL OPPORTUNITY! BEST OF EVERYTHING - AFFORDABLE HOUSING FOR YOU & YOUR FAMILY OR THE PERFECT INVESTMENT! This half duplex is perfectly located in this desirable community. Great floorplan features: vault ceiling, classic oak kitchen, laminate flrs, 3 bdrms, 4pc bath & its own washer/dryer. Finished basement features spacious living room, FIREPLACE, 1 LARGE BDRM, SEPARATE ENTRY, FULL KITCHEN, 3 PIECE BATHROOM, LOTS OF STORAGE & its own SEPARATE LAUNDRY. Winter parking will be amazing in the OVERSIZED single car garage. Fenced yard is perfect for BBQ & play area for the kids. Updates over the years include: roof, furnace, HWT & windows. This home has enough of its original cozy charm to just move in & enjoy - or you could make some improvements & create an opportunity for increased revenue & valuable equity. We all know Ottewell is a fantastic location - close to shopping, King's College for increased rental opportunity, downtown & quick access to anywhere you need to go. **WON'T LAST - DON'T MISS OUT!**



Built in 1962

Essential Information

MLS® #	E4429056
Price	\$344,900

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	6008 90 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0P2

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, See Remarks
Parking	Single Garage Detached

Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Shopping

	Nearby, See Remarks
Roof	SBS Roofing System
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 18

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 April 5th, 2025 at 9:17am MDT