

\$699,000 - 11927 90 Street, Edmonton

MLS® #E4466328

\$699,000

6 Bedroom, 4.00 Bathroom, 2,153 sqft
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This brand new property offers exceptional income potential and outstanding flexibility. Located within walking distance of NAIT and nearby schools, this is an ideal opportunity for investors or homeowners looking to generate rental income. The main and second floor provide a spacious over 1700 sq ft of living space, featuring 4 bedrooms and 3 full bathrooms. This unit can be rented for approximately \$2200 per month. The basement suite offers 2 bedrooms and a full bath can generate rental income of approximately \$1200 per month. In addition, the garden suite providing rental potential of around \$1100 per month. This set-up creates a strong cash-flow opportunity, helping keep mortgage payments minimal. Whether you choose to live in one unit and rent the others or maximize income as a full rental property, this is a rare opportunity with excellent long-term value.



Built in 2024

Essential Information

MLS® #	E4466328
Price	\$699,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4

Square Footage	2,153
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11927 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Y8

Amenities

Amenities	Deck
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 20th, 2025
-------------	---------------------

Days on Market 1

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 November 21st, 2025 at 10:17am MST