

## \$426,900 - 9747 90 Avenue, Edmonton

MLS® #E4465664

**\$426,900**

2 Bedroom, 1.00 Bathroom, 1,019 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Rare CUL-DE-SAC location and infill opportunity in Old Strathcona. The lot is 10m by 40m. This quaint 2-storey character house has 2 bedrooms, a single bathroom and a dugout basement. The house could use some TLC but has been a reliable revenue property for years. The backyard is spacious, south-facing, and there's a single detached garage used mostly for storage. A wonderful location in a quiet and treed Old Strathcona cul-de-sac, with easy access to Downtown, the University of Alberta and the Strathcona Farmers' Market. Perfect for a new high-end infill home!

Built in 1919

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465664               |
| Price          | \$426,900              |
| Lease Rate     | \$10                   |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,019                  |
| Acres          | 0.00                   |
| Year Built     | 1919                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9747 90 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2S8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Dugout Basement        |
| Parking   | Single Garage Detached |

### Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                              |
| Stories      | 2                                                      |
| Has Basement | Yes                                                    |
| Basement     | See Remarks, No Basement                               |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Cul-De-Sac, Flat Site, Park/Reserve, Public Transportation |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |
| Foundation        | Grade Beam                                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 15             |

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Listing information last updated on November 14th, 2025 at 9:32am MST