

## **\$344,900 - 6008 90 Avenue, Edmonton**

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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      3

Zoning                Zone 18

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Listing information last updated on April 7th, 2025 at 8:17pm MDT