

\$375,000 - 13804 90 Street, Edmonton

MLS® #E4428989

\$375,000

3 Bedroom, 2.50 Bathroom, 1,201 sqft
Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Welcome to this rare Open Beam Bungalow with Separate Entrance and an Oversized 23'x21' Double Garage - all on a large Corner Lot. Recent updates include newer Shingles, updated Windows, Hot Water Tank, some Stainless Steel Appliances and Fresh Paint! Step inside to discover a bright and spacious living room enhanced by hardwood floors, an open beam ceiling, and large windows that flood the area with natural light. Down the hall, you'll find 3 well-appointed bedrooms, including a master bedroom with a convenient 2-piece ensuite. The finished basement boasts a huge Bonus Room, a 3rd Bathroom, Future 4th and 5th Bedrooms, along with plenty of storage space. Enjoy the fenced yard, which features a garden area and possible RV Parking. Conveniently located near schools, shopping, and public transportation - this home is the affordable family home you've been waiting for! April possession available!

Built in 1970

Essential Information

MLS® #	E4428989
Price	\$375,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13804 90 Street
Area	Edmonton
Subdivision	Northmount (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3N3

Amenities

Amenities	No Smoking Home, Open Beam
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	St. Matthew, St.Philips
Middle	St.Cecilia, Cardinal Leger
High	O'Leary, Queen Elizabeth

Additional Information

Date Listed April 4th, 2025

Days on Market 3

Zoning Zone 02

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