

## \$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      1

Zoning                Zone 02

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