\$420,000 - 11909 90 Street, Edmonton

MLS® #E4429235

\$420,000

3 Bedroom, 2.50 Bathroom, 1,403 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Fabulous Family Home on quiet tree lined street. This 2013 Montorio Infill has a versatile layout offering a large Primary Suite with large closet & full ensuite plus 2 ample sized additional rooms with a full bathroom to accommodate kids, guests or office needs. The main level has a large living space with an abundance of natural light from the west facing windows. The Kitchen (featuring stainless steel appliances & corner pantry) & dining spaces can accommodate the whole family plus room to entertain. Completing the main floor is a powder room & laundry. Outside you will find a large stamped concrete patio plus generous yard space with sod and a newer built (2019) oversized double garage. The basement is unfinished with potential for more living space complete with bathroom rough-in & 3 large windows. Other bonus features of this home are the central A/C, smart home thermastat, smart lightbulbs and Telus security system with cameras.

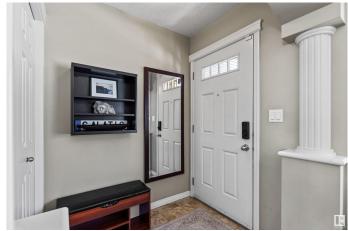
Built in 2013

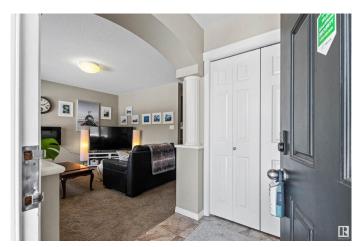
Essential Information

MLS® # E4429235 Price \$420,000

Bedrooms 3
Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,403 Acres 0.00 Year Built 2013

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

Community Information

Address 11909 90 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 3Y8

Amenities

Amenities On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking

Home, Smart/Program. Thermostat

Parking Double Garage Detached, Over Sized, Rear Drive Access, See

Remarks

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In,

Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See

Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Delton School

Middle St.Basil Elementary/Junior

Additional Information

Date Listed April 4th, 2025

Days on Market 17

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 April 21st, 2025 at 12:02am MDT