# \$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.

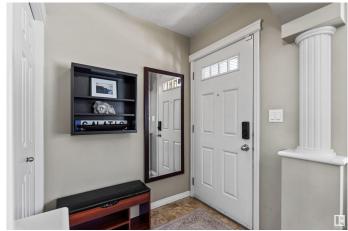
Built in 2013

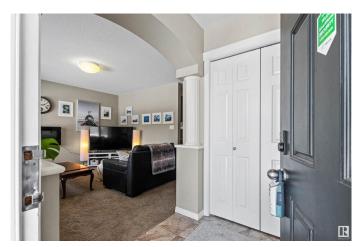
#### **Essential Information**

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 16

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 20th, 2025 at 4:47am MDT