

\$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 thermostat, smart lightbulbs and Telus security system with cameras.

Built in 2013

Essential Information

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|-----------|-----------|
| 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 |

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Listing information last updated on April 20th, 2025 at 8:02am MDT