

Courtesy Of Michael A Pavone Of RE/MAX Elite

\$1,384,000 - 13823 90 Avenue, Edmonton

MLS® #E4423505

\$1,384,000

5 Bedroom, 3.00 Bathroom, 1,845 sqft
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Exceptional MID-CENTURY MODERN BUNGALOW situated on a METICULOUSLY LANDSCAPED 0.23 ACRE LOT - 75 ft frontage x 120 ft depth x 90 ft rear. The Home faces a SERENE PARK and is just STEPS AWAY FROM THE RIVER VALLEY. Boasting just over 3500 SQ FT OF LIVING SPACE with RENOVATED KITCHEN and NEWER WINDOWS. The main floor includes 3 generously sized bedrooms, Den, livingroom with vaulted ceilings, separate entrance to the basement. The FULLY FINISHED BASEMENT extends the living space, providing additional areas for recreation, storage, and a potential bedroom (with larger window added)/ or an office. OUTDOOR OASIS WITH PAVING STONE PATIO AND FIRE PIT AREA. Perfect for gardening with a LARGE GREENHOUSE/WORKSHOP W/ ELECTRICITY & concrete foundation. Conveniently located near TOP-RATED SCHOOLS, boutique shops, fine dining, and recreational facilities. The PROXIMITY TO THE RIVER VALLEY provides opportunities for outdoor activities such as hiking, cycling, and nature walk. Rare find in Edmonton!

Built in 1958

Essential Information

MLS® # E4423505



Price	\$1,384,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,845
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13823 90 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4T3

Amenities

Amenities	Closet Organizers, Detectors Smoke, Patio, Vaulted Ceiling, Workshop, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
----------	-------------

Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 1st, 2025
Days on Market	34
Zoning	Zone 10

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 4th, 2025 at 8:47pm MDT