

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 | 40              |
| Zoning         | Zone 10         |

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Listing information last updated on April 10th, 2025 at 1:02am MDT