

## \$349,500 - 16032 90 Street, Edmonton

MLS® #E4427354

### \$349,500

3 Bedroom, 1.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

ITS READY! For a new owner! This 2 storey 1/2 duplex is located in a quiet area with cul de sacs on either end of this street and has been freshly painted, top to bottom - NEAT AS A PIN! The main floor is nicely appointed with laminate flooring and offers loads of windows for tons of natural light. The kitchen features a central island, appliances included, and lots of cabinetry and counter space. The eating area can accommodate a large table - great for gatherings and has a patio door leading to a maintenance free deck with privacy screen and massive, fully fenced back yard - tons of sunshine to enjoy! The sunny living room and powder room complete the main level.

Upstairs offers 2 spacious bedrooms (1 with walk in closet), a 4 piece bathroom and a primary bedroom with his and hers closets. Upgrades include: roof in 2022, hot water tank approx 4 years old, new fridge. Fantastic location in Eaux Claires!

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427354  |
| Price      | \$349,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,192         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16032 90 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3P6         |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 11

Zoning Zone 28

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Listing information last updated on April 4th, 2025 at 7:02am MDT