

\$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

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	26
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 30th, 2025 at 3:32pm MDT