

## **\$659,900 - 9026 90 Street, Edmonton**

---

MLS® #E4430438

**\$659,900**

4 Bedroom, 3.50 Bathroom, 1,666 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Sleek, stylish & centrally located—this contemporary 2-storey half duplex in Bonnie Doon is ideal for professionals & families. Just minutes to downtown, the LRT, the river valley, with schools & services nearby. Inside, enjoy wide plank hardwood flooring, an open-concept main floor & elegant electric fireplace. The modern kitchen shines with quartz counters, stainless steel appliances, shining white cabinetry, pantry & a custom coffee/wine bar. The bright dining area overlooks the yard & low-maintenance deck. A 2-pce bath, large closets & boot room complete the main. Upstairs, we find two spacious bedrooms, full 4-pce bath & laundry. The primary bedroom retreat features a coffered ceiling, feature wall, walk-in closet w/ built-ins & a luxe 4-pce ensuite w/ dual sinks & oversized shower. The fully finished basement is professionally developed w/ a large bedroom, family room & 3-pce bath. Separate Entry. The house also features solar panels (4.95 KW system), A/C, & double garage w/ EV power. Move-in ready!



Built in 2019

### **Essential Information**

MLS® #                      E4430438

Price                         \$659,900

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,666
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9026 90 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3L9

### Amenities

Amenities	Air Conditioner, Deck, Solar Equipment
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Rutherford School
Middle	Vimy Ridge Academy
High	McNally School

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	19
Zoning	Zone 18

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 7:17pm MDT