

## \$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	21
Zoning	Zone 05

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