

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
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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      34

Zoning                 Zone 10

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Listing information last updated on April 4th, 2025 at 3:32pm MDT