

Courtesy Of Gillian C Anderson Of One Percent Realty

## \$879,990 - 14012 90a Avenue, Edmonton

MLS® #E4443818

**\$879,990**

2 Bedroom, 2.50 Bathroom, 1,689 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Excellent Bungalow in one of the best neighbourhoods in Edmonton- Parkview! Located on the EAST SIDE of 142 ST, you'll find this bright, open concept main floor, ideal for those who love to entertain! Living room has a brick faced wood burning fireplace, to add ambience to all your gatherings! Primary suite accommodates a King size bed with all the furniture; has a 3 pc ensuite and a walk-in closet that will be the envy of all your friends! The den is a cozy corner to relax in front of the gas fireplace, while watching your favourite programs! Downstairs is even more space for all sorts of activities- bar, work out room, bedroom, 4pc bath, another brick faced wood burning fireplace, and so much storage, you might need to go shopping to fill all the space! There's more than enough room to have a games room too! The front yard is full of perennials, with room to add more if you'd like, and the back yard has a large deck, and artificial turf that is pet friendly! No lawn mowing here!

Built in 1959

### Essential Information

MLS® # E4443818

Price \$879,990

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14012 90a Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4X5

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Deck, Detectors Smoke, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Tile Surround, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	20
Zoning	Zone 10

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