

## \$1,450,000 - 13823 90 Avenue, Edmonton

MLS® #E4443730

**\$1,450,000**

5 Bedroom, 3.00 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Mid-century charm meets elevated design in this beautiful Valleyview bungalow. Located on a quiet street facing a park, this home offers 1,842.86 sq ft above grade and sits on a nearly quarter-acre lot. Thoughtfully renovated, it features luxury vinyl plank flooring, fresh paint, refinished walls, and a stunning new 4-piece bath with tiled tub surround. The foyerâ€™s original mid-century pendant sets the tone for a mix of stylish new fixtures and timeless originals. The kitchen opens to a bright, spacious living area with vaulted ceilings and large windows. One bedroom features the original wood ceiling and large corner windows. The basement includes a large rec space, two bedrooms, a separate entrance, and potential for a legal suite. Two furnacesâ€™one newer, one reconstructed. The oversized garage is fully redone (walls + floor). Upgraded windows (2018), new roof (2018) custom shed (2019), patio stonework, and a brand new hot water tank (2025) complete the package.

Built in 1958

### Essential Information

MLS® #	E4443730
Price	\$1,450,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,843
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	On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Lot Description	75 front x 120 x 90 back
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 21st, 2025
Days on Market	60
Zoning	Zone 10

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