

## \$400,000 - 13546 90 Street, Edmonton

MLS® #E4462365

**\$400,000**

3 Bedroom, 1.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this spacious 1964-built 1,581 sq ft bungalow in desirable Glengarry, perfectly situated on a large corner lot with double oversized detached garage and RV parking! This home offers incredible space and potential for investors or families ready to make it their own. Enjoy a fantastic layout featuring a large open kitchen with gas stove, ample cabinetry and counter space, and a seamless flow into the bright dining and sitting areas. Just steps down, a grand family room awaits—highlighted by vaulted ceilings and a cozy wood-burning fireplace. The main level hosts 3 bedrooms and a full bathroom, while the separate side entrance leads to a finished lower level with a den, washroom and a rec room—perfect for extended family or suite potential. Shingles replaced in 2023. A rare opportunity offering space, flexibility, and future upside in a great central location!

Built in 1967

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462365  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,582                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13546 90 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 3N1         |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Front Porch, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Detached, RV Parking          |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Fireplace    | Yes                                                         |
| Fireplaces   | Mantel                                                      |
| Stories      | 2                                                           |
| Has Basement | Yes                                                         |
| Basement     | Full, Finished                                              |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                             |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood                                                                             |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

Date Listed            October 16th, 2025

Days on Market      14

Zoning                Zone 02

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Listing information last updated on October 30th, 2025 at 12:47am MDT