

Courtesy Of Thomas Kube Of Black Sheep Realty

## \$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 foyer'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 furnaces—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 | 43              |
| Zoning         | Zone 10         |

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Listing information last updated on August 2nd, 2025 at 11:47pm MDT