

## \$499,900 - 14317 90a Avenue, Edmonton

MLS® #E4442091

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

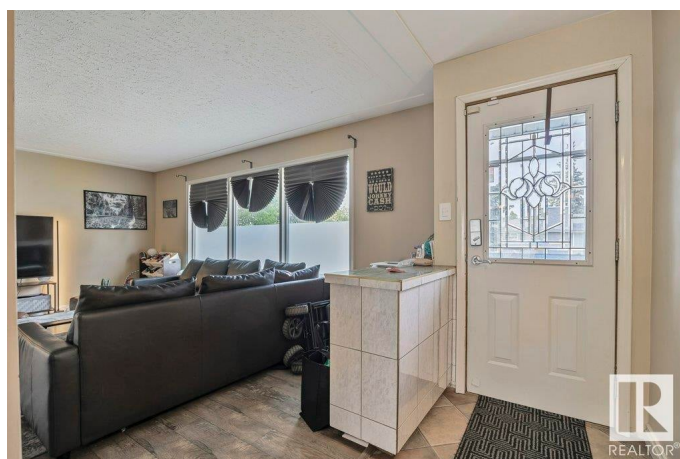
Parkview, Edmonton, AB

This large 60"x117' corner lot is located in the sought after community of Parkview that is quiet, mature and family oriented. It's large enough for future duplex with garage development. This bungalow has had some upgrades over the years including PVC windows, steel doors, furnace, kitchen cabinets and so on. The living room, dining room and kitchen are spacious and bright. There are 3 + 1 bedrooms, and 2 full bathrooms. The basement is mostly finished with a bedroom, living room, full bath, spacious storage and utility/laundry room. This cozy home is perfect for a handy homeowner to do cosmetic work and other upgrades. This great location is conveniently close to schools, playgrounds, parks, shopping, restaurants, public transit and ravine trails along North Saskatchewan River.

Built in 1957

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442091  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,301     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1957                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14317 90a Avenue |
| Area        | Edmonton         |
| Subdivision | Parkview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 4X7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl  |
| Foundation        | Slab   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 10         |

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Listing information last updated on June 16th, 2025 at 7:02am MDT