

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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