

Courtesy Of Gillian C Anderson Of One Percent Realty

## \$989,000 - 14012 90a Avenue, Edmonton

MLS® #E4427378

**\$989,000**

2 Bedroom, 2.50 Bathroom, 1,689 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Excellent Bungalow in one of the best neighbourhoods in Edmonton- Parkview! Located on the EAST SIDE of 142 ST, you'll find this bright, open concept main floor, ideal for those who love to entertain! Living room has a brick faced wood burning fireplace, to add ambience to all your gatherings! Primary suite accommodates a King size bed with all the furniture; has a 3 pc ensuite and a walk-in closet that will be the envy of all your friends! The den is a cozy corner to relax in front of the gas fireplace, while watching your favourite programs! Downstairs is even more space for all sorts of activities- bar, work out room, bedroom, 4pc bath, another brick faced wood burning fireplace, and so much storage, you might need to go shopping to fill all the space! There's more than enough room to have a games room too! The front yard is full of perennials, with room to add more if you'd like, and the back yard has a large deck, and artificial turf that is pet friendly! No lawn mowing here!

Built in 1959

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427378  |
| Price    | \$989,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,689                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 14012 90a Avenue |
| Area        | Edmonton         |
| Subdivision | Parkview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 4X5          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Bar, Deck, Detectors Smoke, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Tile Surround, See Remarks   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 10          |

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Listing information last updated on March 31st, 2025 at 10:02am MDT