

\$275,000 - 12314 90 Street, Edmonton

MLS® #E4442933

\$275,000

3 Bedroom, 2.00 Bathroom, 723 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Fully Finished 1.5 storey in Delton w/ OVERSIZED HEATED double detached garage w/ 220 v for any welders! Front living room boasts vinyl plank flooring (2022) & newer windows through out. Access into your kitchen w/ newer oak cabinets, s/s appliances - room for an island & offers a spacious dining nook. Your primary suite is the entire upper level! Main floor has 2 additional spacious bedrooms, separated by your updated 4-piece bath. Basement w/ SEPARATE rear entrance, laundry room, very large rec room â€” could accommodate another bedroom (already an Egress window) & a 3-piece bath. Fully fenced backyard, w/ separate fenced area for the kids to play â€” gazebo & stone patio are perfect for entertaining. UPGRADES: hwt (2025), garage heater (2024), washer/dryer (2024), basement flooring/baseboards/barn door (2022), weeping tile/sump pump motor (2016), furnace (2013), electrical upgraded (2009). FEATURES: A/C, newer shingles, plumbing updated, additional front paved driveway and rear RV parking.

Built in 1946

Essential Information

MLS® # E4442933

Price \$275,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	723
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	12314 90 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Z7

Amenities

Amenities	Air Conditioner, Fire Pit
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed June 18th, 2025
Days on Market 4
Zoning Zone 05

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