# \$749,000 - 10072 90 Street, Edmonton

MLS® #E4432489

#### \$749.000

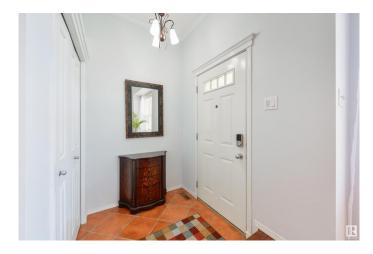
4 Bedroom, 3.50 Bathroom, 1,818 sqft Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Incredible River Valley location! Welcome to the extraordinary home on the beautiful tree-lined street in Riverdale's most desirable central location. The main floor greets you with an open concept layout- a living room with large windows, a 10 ft ceiling, gas fireplace & hardwood flooring throughout the main level. A kitchen offers solid cabinetry with s/s appliances, a walk-in pantry and a breakfast island. Upstairs, you'll find two spacious bedrooms with a walk-in closet and a large primary bedroom with an ensuite and a walk-in closet. Amazing basement development has a 9 ft ceiling; it offers a 4th bedroom, full bathroom, laundry area, THEATRE/PARTY ROOM! with a wet bar, electric fireplace and other fantastic features!-You have to check it out! The fully fenced private backyard offers a patio, trees, shrubs and perennials, and a double detached garage. Unbeatable location just 5 minutes to downtown, 3 blocks to Riverdale Park with bike & walking trails, playground & 5 min to a Riverside Golf Course!







Built in 2003

# **Essential Information**

MLS® # E4432489 Price \$749,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,818

Acres 0.00

Year Built 2003

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 10072 90 Street

Area Edmonton
Subdivision Riverdale
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 4P2

#### **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, No Animal Home, No

Smoking Home, Vinyl Windows, Wet Bar, See Remarks, 9 ft. Basement

Ceiling

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, View

Downtown, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 7

Zoning Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 3:47am MDT