

## \$445,000 - 12005 90 Street, Edmonton

MLS® #E4458361

**\$445,000**

3 Bedroom, 3.50 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

**EXTENSIVELY UPGRADED 5-LEVEL SPLIT WITH OVER 3,000 SQFT OF LIVING SPACE.**

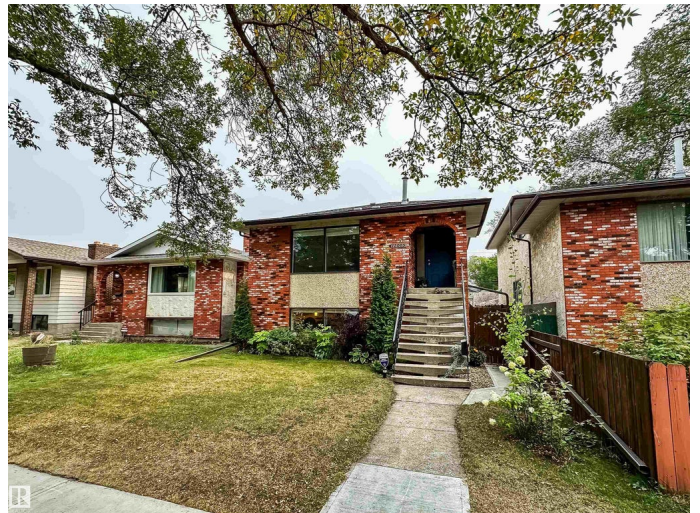
This beautifully remodeled 1,844 sqft, 5-level split offers 3 bedrooms, 3.5 baths, and exceptional flexibility. The open main floor features a gourmet kitchen with bamboo counters, quartz peninsula, induction stove (2021), stainless appliances, & tiled backsplash, flowing into a bright family room with floor-to-ceiling fireplace. Upstairs, three bedrooms include a spacious primary and ensuite with double sinks and heated floors, laundry and 4pc main bath. Lower levels add a family room, 3pc bath, side/rear entrances, and oversized deck with TojaGrid pergola. Major updates: hardwood/tile floors, Durabuilt windows (2020), high-efficiency furnace, HWT, shingles, added attic insulation, updated garage doors, driveway/sidewalks, heated double garage with 220V wiring, plus stacked washer/dryer. Landscaped, low-maintenance yard. Great location close to schools, parks, caf  s, shops, transit, and just minutes to downtown. Welcome home!

Built in 1979

### Essential Information

MLS® # E4458361

Price \$445,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,844
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### Community Information

Address	12005 90 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Z2

### Amenities

Amenities	Off Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Window Coverings, Dryer-Two, Washers-Two, Stove-Induction
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	5
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	1
Zoning	Zone 05

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Listing information last updated on September 18th, 2025 at 10:32pm MDT