

## \$340,000 - 16013 90 Street, Edmonton

MLS® #E4461976

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

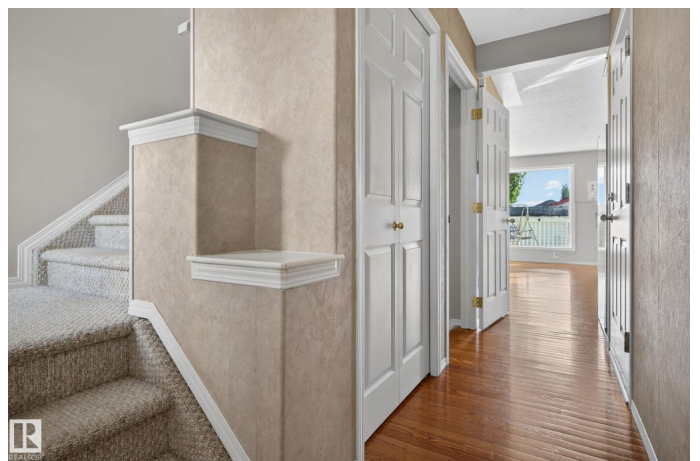
Eaux Claires, Edmonton, AB

This charming 2-storey half duplex is the perfect blend of comfort and convenience—with NO condo fees! Nestled on a quiet cul-de-sac in the desirable, family-friendly community of Eaux Claires, this home offers 3 bedrooms, 2.5 bathrooms, and a functional layout. Step inside to a bright and inviting living room featuring a cozy corner gas fireplace, perfect for relaxing evenings. The open layout flows seamlessly to the maintenance-free backyard and deck. The upper floor laundry adds everyday convenience, while the fully finished basement offers even more living space with a recreation room, a full bath, and a great-sized den—perfect for a home office or playroom. Enjoy the comfort of a single attached garage plus extra parking on the extended driveway. Located close to all amenities, including schools, parks, shopping, and restaurants, with easy access to 97 Street and the Anthony Henday for quick commuting.

Built in 2001

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461976  |
| Price     | \$340,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,209         |
| Acres          | 0.00          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16013 90 Street |
| Area        | Edmonton        |
| Subdivision | Eaux Claires    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3P6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Stories      | 3                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Finished                                                                           |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 28            |

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Listing information last updated on October 18th, 2025 at 10:17am MDT