

Courtesy Of Thomas Kube Of Black Sheep Realty

\$1,475,000 - 13823 90 Avenue, Edmonton

MLS® #E4443730

\$1,475,000

5 Bedroom, 3.00 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Mid-century charm meets elevated design in this beautiful Valleyview bungalow. Located on a quiet street facing a park, this home offers 1,842.86 sq ft above grade and sits on a nearly quarter-acre lot. Thoughtfully renovated, it features luxury vinyl plank flooring, fresh paint, refinished walls, and a stunning new 4-piece bath with tiled tub surround. The foyerâ€™s original mid-century pendant sets the tone for a mix of stylish new fixtures and timeless originals. The kitchen opens to a bright, spacious living area with vaulted ceilings and large windows. One bedroom features the original wood ceiling and large corner windows. The basement includes a large rec space, two bedrooms, a separate entrance, and potential for a legal suite. Two furnacesâ€™one newer, one reconstructed. The oversized garage is fully redone (walls + floor). Upgraded windows (2018), new roof (2018) custom shed (2019), patio stonework, and a brand new hot water tank (2025) complete the package.

Built in 1958

Essential Information

| | |
|----------|-------------|
| MLS® # | E4443730 |
| Price | \$1,475,000 |
| Bedrooms | 5 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,843 |
| Acres | 0.00 |
| Year Built | 1958 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13823 90 Avenue |
| Area | Edmonton |
| Subdivision | Parkview |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5R 4T3 |

Amenities

| | |
|----------------|--|
| Amenities | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, Greenhouse, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Workshop, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Lot Description | 75 front x 120 x 90 back |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 36 |
| Zoning | Zone 10 |

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Listing information last updated on July 27th, 2025 at 3:02am MDT