

## \$474,900 - 13408 90 Street, Edmonton

MLS® #E4439823

**\$474,900**

5 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Welcome to this beautifully updated 6-bedroom, 2-bathroom legally suited home with an oversized single garage in Glengarry! This property boasts brand-new interior finishes, including modern flooring, new light fixtures, central air conditioning and a fully renovated kitchen with stainless steel appliances, quartz countertops, and subway tile backsplash. The home features a separate entrance to the basement suite, making it an excellent opportunity for rental income or multi-generational living. The spacious backyard is fully fenced and includes an oversized single garage with additional parking for an RV or trailer. Located directly across from Glengarry Park, this home offers easy access to walking trails, schools, public transit, and Northgate Mall. The rental incomes are \$1700 per month for the upper floor and \$1750 per month for the lower floor. Tenants pay electricity. Garage currently makes \$150 per month. Gas/Water are included in rents.

Built in 1962

### Essential Information

MLS® #	E4439823
Price	\$474,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,042
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13408 90 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3M8

### Amenities

Amenities	Off Street Parking, Air Conditioner, Hot Water Instant, Hot Water Tankless, Vinyl Windows, HRV System
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached, RV Parking

### Interior

Appliances	Hood Fan, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	55' x 116' Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 1st, 2025

Days on Market                9

Zoning                            Zone 02

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