

## \$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 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, 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      16  
Zoning                 Zone 02

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