

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

MLS® #E4461976

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

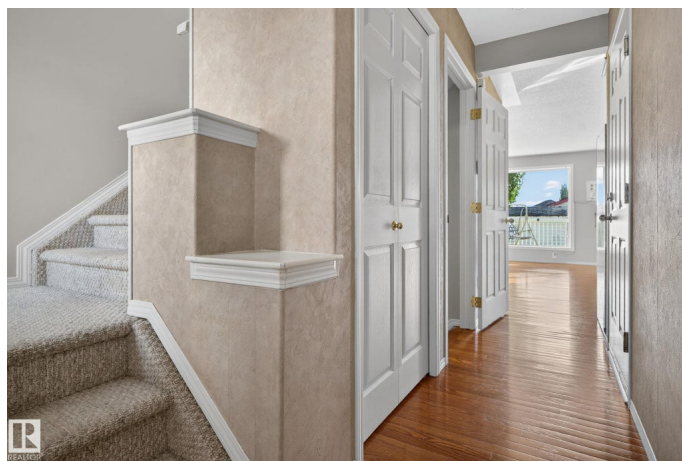
Eaux Claires, Edmonton, AB

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      1  
Zoning                Zone 28

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