\$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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