

## \$349,500 - 16032 90 Street, Edmonton

MLS® #E4427354

**\$349,500**

3 Bedroom, 1.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Eaux Claires, Edmonton, AB

ITS READY! For a new owner! This 2 storey 1/2 duplex is located in a quiet area with cul de sacs on either end of this street and has been freshly painted, top to bottom - NEAT AS A PIN! The main floor is nicely appointed with laminate flooring and offers loads of windows for tons of natural light. The kitchen features a central island, appliances included, and lots of cabinetry and counter space. The eating area can accommodate a large table - great for gatherings and has a patio door leading to a maintenance free deck with privacy screen and massive, fully fenced back yard - tons of sunshine to enjoy! The sunny living room and powder room complete the main level.

Upstairs offers 2 spacious bedrooms (1 with walk in closet), a 4 piece bathroom and a primary bedroom with his and hers closets. Upgrades include: roof in 2022, hot water tank approx 4 years old, new fridge. Fantastic location in Eaux Claires!

Built in 2001

### Essential Information

MLS® #	E4427354
Price	\$349,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	16032 90 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3P6

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 31

Zoning Zone 28

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