

\$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 38

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 12:17am MDT