

\$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 29

Zoning Zone 28

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Listing information last updated on April 22nd, 2025 at 3:03pm MDT