

## \$275,000 - 12314 90 Street, Edmonton

MLS® #E4442933

**\$275,000**

3 Bedroom, 2.00 Bathroom, 723 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Fully Finished 1.5 storey in Delton w/ OVERSIZED HEATED double detached garage w/ 220 v for any welders! Front living room boasts vinyl plank flooring (2022) & newer windows through out. Access into your kitchen w/ newer oak cabinets, s/s appliances - room for an island & offers a spacious dining nook. Your primary suite is the entire upper level! Main floor has 2 additional spacious bedrooms, separated by your updated 4-piece bath. Basement w/ SEPARATE rear entrance, laundry room, very large rec room â€” could accommodate another bedroom (already an Egress window) & a 3-piece bath. Fully fenced backyard, w/ separate fenced area for the kids to play â€” gazebo & stone patio are perfect for entertaining. UPGRADES: hwt (2025), garage heater (2024), washer/dryer (2024), basement flooring/baseboards/barn door (2022), weeping tile/sump pump motor (2016), furnace (2013), electrical upgraded (2009). FEATURES: A/C, newer shingles, plumbing updated, additional front paved driveway and rear RV parking.

Built in 1946

### Essential Information

MLS® # E4442933

Price \$275,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	723
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12314 90 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3Z7

### **Amenities**

Amenities	Air Conditioner, Fire Pit
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 18th, 2025  
Days on Market        2  
Zoning                    Zone 05

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Listing information last updated on June 20th, 2025 at 5:47pm MDT