

\$340,000 - 16013 90 Street, Edmonton

MLS® #E4461976

\$340,000

3 Bedroom, 2.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

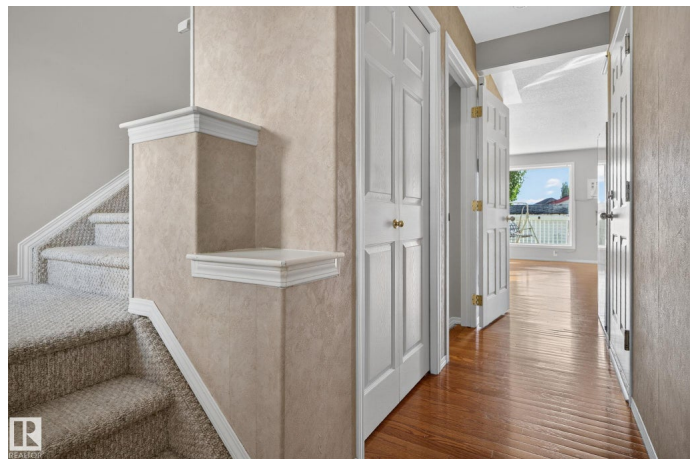
Eaux Claires, Edmonton, AB

This charming 2-storey half duplex is the perfect blend of comfort and convenience—with NO condo fees! Nestled on a quiet cul-de-sac in the desirable, family-friendly community of Eaux Claires, this home offers 3 bedrooms, 2.5 bathrooms, and a functional layout. Step inside to a bright and inviting living room featuring a cozy corner gas fireplace, perfect for relaxing evenings. The open layout flows seamlessly to the maintenance-free backyard and deck. The upper floor laundry adds everyday convenience, while the fully finished basement offers even more living space with a recreation room, a full bath, and a great-sized den—perfect for a home office or playroom. Enjoy the comfort of a single attached garage plus extra parking on the extended driveway. Located close to all amenities, including schools, parks, shopping, and restaurants, with easy access to 97 Street and the Anthony Henday for quick commuting.

Built in 2001

Essential Information

MLS® #	E4461976
Price	\$340,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	16013 90 Street
Area	Edmonton
Subdivision	Eaux Claires
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3P6

Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	12
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 October 26th, 2025 at 7:02am MDT