

## \$749,000 - 10072 90 Street, Edmonton

MLS® #E4432489

**\$749,000**

4 Bedroom, 3.50 Bathroom, 1,818 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Incredible River Valley location! Welcome to the extraordinary home on the beautiful tree-lined street in Riverdale's most desirable central location. The main floor greets you with an open concept layout- a living room with large windows, a 10 ft ceiling, gas fireplace & hardwood flooring throughout the main level. A kitchen offers solid cabinetry with s/s appliances, a walk-in pantry and a breakfast island. Upstairs, you'll find two spacious bedrooms with a walk-in closet and a large primary bedroom with an ensuite and a walk-in closet. Amazing basement development has a 9 ft ceiling; it offers a 4th bedroom, full bathroom, laundry area, THEATRE/PARTY ROOM! with a wet bar, electric fireplace and other fantastic features!-You have to check it out! The fully fenced private backyard offers a patio, trees, shrubs and perennials, and a double detached garage. Unbeatable location just 5 minutes to downtown, 3 blocks to Riverdale Park with bike & walking trails, playground & 5 min to a Riverside Golf Course!

Built in 2003

### Essential Information

MLS® # E4432489

Price \$749,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10072 90 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4P2

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, View

	Downtown, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	Zone 13

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 April 30th, 2025 at 6:32pm MDT