# \$344,500 - 16032 90 Street, Edmonton

MLS® #E4427354

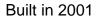
#### \$344,500

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!





#### **Essential Information**

MLS® #	E4427354
Price	\$344,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,192
Acres	0.00
Year Built	2001
Туре	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 ListedMarch 24th, 2025Days on Market55

Zoning Zone 28

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Listing information last updated on May 18th, 2025 at 1:17am MDT