

# \$448,700 - 5735 90 Avenue, Edmonton

MLS® #E4430133

**\$448,700**

4 Bedroom, 2.00 Bathroom, 1,037 sqft  
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Well appointed 3+1 bedroom family home in Ottewell. This home features a sunny south facing large backyard with a double car garage. Upgrades include vinyl siding, newer shingles on garage, newer windows throughout the house, two bay windows. Two fully renovated 4 piece bathrooms, newer kitchen, stainless steel appliances, nice open layout. Professionally finished basement, furnace changed in 2011 hot water tank in 2025 there is 220 in the Garage

Built in 1965

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4430133               |
| Price          | \$448,700              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,037                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 5735 90 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0P1        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### **Exterior**

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | Kenilworth       |
| Middle     | Waverley         |
| High       | Austin Oâ€™Brien |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 18          |

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