

## \$875,000 - 9053 90 Street, Edmonton

MLS® #E4445757

**\$875,000**

4 Bedroom, 3.50 Bathroom, 1,850 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

NOT A SKINNY. This infill is 4 feet wider than most infills and it shows. The main floor has flex room/den, open concept living space, Chefs Kitchen, Hand scraped walnut hardwood floors, custom cabinets, hunter Douglas blinds, wine fridge and 2 pc bath. Upstairs you will find 3 bedrooms, 2 full baths, and an En-suite with shower and soaker tub. Fully finished basement with wet-bar, hidden microwave, built in wall heaters, gym/4th bedroom and a full bath. Smart home technology, plugs, switches, smart thermostat and A/C. Built in sound system with speakers in living area and master bedroom. Everything can be controlled with your phone! Heated garage with industrial exhaust fan to control the humidity connected via smart sensor. Almost zero maintenance yard with the backyard landscaped with Perfect Turf. Don't miss out.

Built in 2015

### Essential Information

MLS® #	E4445757
Price	\$875,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,850
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9053 90 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3L8

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	21
Zoning	Zone 18

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