

## \$300,000 - 12410 90 Street, Edmonton

MLS® #E4460682

**\$300,000**

2 Bedroom, 1.00 Bathroom, 756 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Welcome to the mature community of Delton! This charming and well-maintained home offers 750 square feet of comfortable living, making it perfect for first-time buyers. Step inside to find hardwood floors, an updated kitchen with stainless steel appliances, newer windows, and a newer roof for peace of mind. The main floor features 2 cozy bedrooms and a full bath, while the finished basement adds a spacious rec room for extra living space. Outside, youâ€™ll love the large wrap-around deck with gazebo, perfect for summer BBQs and entertaining. The fully fenced yard provides plenty of room for kids, pets, or gardening, and the single detached garage adds convenience. With a large yard, recent updates, and a welcoming layout, this home offers excellent value in a central location, close to schools, shopping, and public transit. A fantastic opportunity to get into home ownership with nothing to do but move in and enjoy!

Built in 1949

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460682  |
| Price     | \$300,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 756                    |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12410 90 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3Z8         |

### Amenities

|           |                                                              |
|-----------|--------------------------------------------------------------|
| Amenities | Deck, Gazebo, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Detached                                       |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                   |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Finished                                                                                              |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Vinyl                                                                                              |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

Date Listed            October 3rd, 2025

Days on Market      2

Zoning                Zone 05

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Listing information last updated on October 5th, 2025 at 12:32am MDT