

## \$924,900 - 10140 90 Street, Edmonton

MLS® #E4459268

**\$924,900**

3 Bedroom, 3.50 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Discover this 2021 custom-built 1,968 sq.ft. masterpiece in vibrant Riverdale. Stunning curb appeal and low-maintenance landscaping create an urban oasis perfect for families or professionals. The open-concept main floor boasts soaring windows, flooding the space with light, a gourmet chef's kitchen with quartz countertops and premium appliances, a cozy family lounge, and an elegant dining area. A chic glass-walled mudroom adds style and function. Upstairs, the serene primary suite features a spa-like ensuite with heated floors, plus two spacious bedrooms and a large laundry room. The bright lower level offers a wet bar, full bathroom, and a state-of-the-art gym—ideal for work, guests, or fitness. The sunlit backyard is perfect for entertaining, complemented by a heated tandem garage for extra storage. Dual zoned A/C keeps the entire home comfortable. Steps from "The Dogpatch" dining, biking trails, and the river, this home blends city excitement with tranquil luxury.

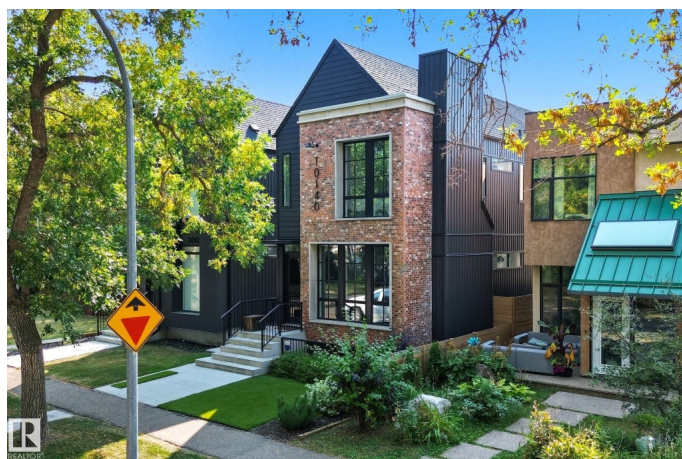
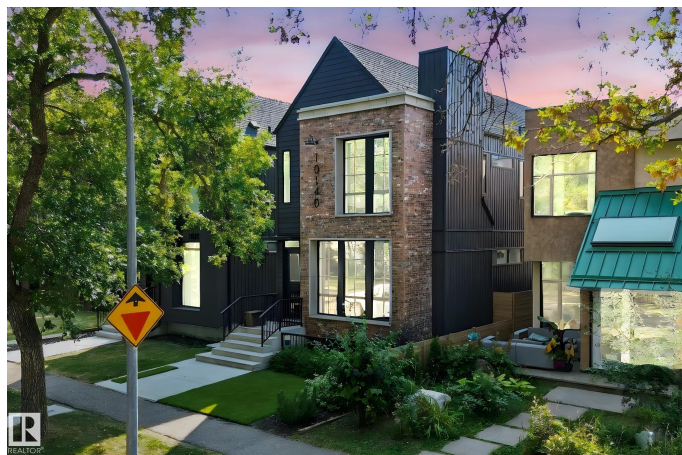
Built in 2021

### Essential Information

MLS® # E4459268

Price \$924,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,970                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10140 90 Street |
| Area        | Edmonton        |
| Subdivision | Riverdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1R6         |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Barbecue-Built-In, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Exercise Room, Gazebo, Hot Water Tankless, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Wet Bar, Infill Property, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                   |
| Parking        | Double Garage Detached                                                                                                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Direct Vent                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Basement          | Full, Finished                                                                               |
| <b>Exterior</b>   |                                                                                              |
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Public Transportation |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 13              |

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Listing information last updated on October 10th, 2025 at 6:47am MDT