

\$459,900 - 6 10240 90 Street, Edmonton

MLS® #E4457006

\$459,900

3 Bedroom, 3.50 Bathroom, 2,046 sqft
Condo / Townhouse on 0.00 Acres

Riverdale, Edmonton, AB

~ STUNNING 3 STOREY TOWNHOUSE in RIVERDALE ~ 3 BEDROOMS, 3.5 BATHS ~ DOUBLE ATTACHED TANDEM GARAGE ~ CENTRAL AIR CONDITIONING ~ ABSOLUTELY MINT CONDITION FROM TOP TO BOTTOM ~ ROOF TOP PATIO ~ Check out this amazing townhouse located just a few blocks to the river valley and downtown Edmonton. The home has been exceptionally maintained and features new paint and carpet, New Furnace (2023), New Hot Water Tank (2022), and a new central vacuum (2023). The unit is bright and open and has a balcony off of the main floor living room, lots of kitchen cabinetry, granite countertops, STAINLESS STEEL APPLIANCES, large pantry and formal dining area. On the second floor there are 2 huge bedrooms and 2 full baths. The top floor has a large loft area which could be used as a third bedroom, office or a bonus room/family room, plus there is a roof top patio and full bath as well. The garage easily holds 2 cars. The location is second to none, close to Golf, Downtown and the River Valley.

Built in 2007

Essential Information

MLS® #	E4457006
Price	\$459,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	6 10240 90 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1S1

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Television Connection, Vinyl Windows, Rooftop Deck/Patio
Parking Spaces	3
Parking	Double Garage Attached, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	4
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Hillside, Landscaped, No Through Road, Not Fenced, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	46
Zoning	Zone 13
Condo Fee	\$597

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