

## \$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 | 18                   |
| Zoning         | Zone 13              |
| Condo Fee      | \$597                |

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Listing information last updated on September 27th, 2025 at 10:47pm MDT