

## \$465,000 - 11916 89 Street, Edmonton

MLS® #E4456600

**\$465,000**

3 Bedroom, 2.50 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

**HIDDEN GEM!** Custom built in 2017, this beautiful **NEWER** infill home is located in Edmonton's core area, just minutes to downtown, NAIT, LRT, schools, playgrounds, and all amenities. The main floor features 9FT ceilings, a spacious living room, bright dining area, and a modern kitchen with granite countertops & high-end stainless steel appliances, plus a half bath and laundry. Upstairs offers a bonus room, a generous primary suite with walk-in closet & 4-pc ensuite, two additional bedrooms, and a full bath. The separate side entrance leads to a 9FT basement with 4 large windows & full rough-ins ready for development into a luxury family space or legal suite. Concrete walkways, deck, and new landscaping are complete. A double detached garage sits on the extra-deep 150FT lot, providing a large backyard for outdoor enjoyment. Move-in ready and perfectly located!

Built in 2017

### Essential Information

MLS® #	E4456600
Price	\$465,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	11916 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3V8

### **Amenities**

Amenities	On Street Parking, Ceiling 9 ft., Hot Water Natural Gas, No Smoking Home, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	DELTON SCHOOL
Middle	SPRUCE AVENUE SCHOOL
High	VICTORIA SCHOO

## Additional Information

Date Listed	September 5th, 2025
Days on Market	9
Zoning	Zone 05

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Listing information last updated on September 14th, 2025 at 5:17am MDT