# \$449,000 - 11916 89 Street, Edmonton

MLS® #E4456600

#### \$449.000

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-insâ€"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

Full Baths

## **Essential Information**

MLS® # E4456600 Price \$449,000

2

Bedrooms 3 Bathrooms 2.50







Half Baths 1

Square Footage 1,686 Acres 0.00 Year Built 2017

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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 59

Zoning Zone 05

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