

## \$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-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      | \$449,000 |
| 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 | 25                  |
| Zoning         | Zone 05             |

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Listing information last updated on September 30th, 2025 at 1:47am MDT