

Courtesy Of Brent Anderson Of Century 21 Masters

\$314,900 - 11637 89 Street, Edmonton

MLS® #E4435905

\$314,900

3 Bedroom, 2.00 Bathroom, 815 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome a home located in the heart of Parkdale, a vibrant community that offers the perfect blend of convenience + comfort. This delightful property is not just a house; it's a welcoming abode ready to create lasting memories. Situated close to all essential amenities, this charming home provides excellent access to shopping, public transportation, schools + the Royal Alex Hospital and easy access to Nait, U of A, Grant MacEwan. Durable + stylish flooring throughout the home. Freshly painted main floor, Singles on the home in 2022, Hot water tank 2022. Offering character but modern amenities this is the one. With 2 bedrooms, living space, eat in kitchen and main bath, plus a finished basement with separate entrance, and in law suite with bright windows, 1 bed and full bath with 2nd kitchen. Double detached garage and a nice backyard space for outdoor activities. This home's layout makes it perfect for first-time buyers, this gem is move-in ready, allowing you to settle in without delay.

Built in 1951

Essential Information

MLS® # E4435905

Price \$314,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11637 89 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3V3

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Detached

Interior

Appliances	Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed May 12th, 2025
Days on Market 1
Zoning Zone 05

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