

## \$419,900 - 2640 89 Street, Edmonton

MLS® #E4447571

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Beautifully updated detached 2-storey in family-friendly Meyonohk! This 3 bed, 2.5 bath home features hardwood floors on the main, vinyl plank in the finished basement, and carpet upstairs. The fully renovated kitchen has granite countertops, stainless steel appliances, deep sink, hood fan, and pot lighting. Upstairs you'll find three spacious bedrooms, a 4-pc bath, and built-in closet organizers. The main floor includes a modern 2-pc bath with new vanity and toilet. Enjoy updated vinyl windows, newer shingles (2022), added pot lights in the living room, and fibre optic wiring. In the basement is a generous sized rec room, laundry space, and 3 piece bathroom. The double attached garage is a massive 29'3"x18'10" and features a WORKSHOP area! Enjoy the evening sun and watch it set from your large unobstructed west facing backyard. In the yard, also find a stamped patio, landscaped corner garden, wood shed, and a rock feature. Walking distance to Meyonohk School and Park, and mins to South Edmonton Common.

Built in 1976

### Essential Information

MLS® # E4447571

Price \$419,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2640 89 Street
Area	Edmonton
Subdivision	Meyonohk
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2Z3

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Patio, Workshop
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Treed Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Meyonohk School
Middle	Riverbend School
High	J Percy Page School

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	1
Zoning	Zone 29

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