

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       5  
Zoning                 Zone 05

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Listing information last updated on May 17th, 2025 at 5:02pm MDT