

\$624,900 - 8314 89 Street, Edmonton

MLS® #E4429172

\$624,900

4 Bedroom, 3.50 Bathroom, 1,563 sqft
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Well maintained Luxury Triplex! 4-Bedrooms!
4-Baths! Finished Basement! Landscaped!
Fenced! Double Garage! Finished to
PERFECTION! 2,118sf. Stunning 8â€™™
entrance door opens to great room/modern
fireplace & beautiful wire-scraped
white-oak-hardwood floors. DREAM
Kitchen/10â€™™ quartz topped island & custom
modern high gloss&white-oak modern flip-up
cabinets, opens to dining area! Beautiful light
fixtures throughout! Custom maple glass
railing on staircase takes you to top floor
where youâ€™™ll find three bedrooms including
wonderful primary/large walkin closet,
GORGEOUS SPA ensuite/free standing tub,
walk-in shower & quartz countertops. Top
floor-LAUNDRY. Mudroom has custom
cabinets & modern vinyl plank flooring
continues to basement stairs & basement.
Fully finished lower level has private back
entrance, full kitchen, bedroom, full bath &
additional laundry set up. Perfect location in
sought after Bonnie Doon, easy access to U of
A and minutes to downtown!

Built in 2018

Essential Information

MLS® #	E4429172
Price	\$624,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,563
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	8314 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B5

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Rutherford School
Middle	Kenilworth School
High	W.P Wagner

Additional Information

Date Listed	April 4th, 2025
Days on Market	1
Zoning	Zone 18
Condo Fee	\$200

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