

## \$219,000 - 11732 89 Street, Edmonton

MLS® #E4431619

**\$219,000**

3 Bedroom, 2.00 Bathroom, 698 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Charming home in the very heart of historic Alberta Avenue! This cozy home is perfectly located just steps away from the vibrant shops, restaurants, and art scene of 118 Avenue.

Inside, you'll find a bright and welcoming main floor featuring 2 comfortable bedrooms, spacious living area, plus a functional kitchen. The basement offers added versatility with a separate entrance and a 3rd bedroom, bath and living area, ideal for guests, extended family, or future suite potential. The west-facing backyard is perfect for evening relaxation, gardening, or entertaining. Plus, there's a single detached garage for secure parking or extra storage. Close to parks, schools, transit, and essential amenities, this home offers unbeatable value and location. Nestled on a street with gorgeous mature trees, in a quiet, friendly neighbourhood that offers peace and privacy. If you are looking for your first home or an investment opportunity you will find it here.

Built in 1921

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431619  |
| Price     | \$219,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 698                    |
| Acres          | 0.00                   |
| Year Built     | 1921                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11732 89 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3V5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Vinyl Windows          |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Refrigerator, Stove-Electric, Washer, Dryer-Two |
| Heating      | Forced Air-1, Natural Gas                       |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### School Information

|            |               |
|------------|---------------|
| Elementary | Delton School |
|------------|---------------|

|        |                       |
|--------|-----------------------|
| Middle | Norwood Public School |
| High   | Spruce Avenue School  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 05          |

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Listing information last updated on April 30th, 2025 at 8:02pm MDT