

## \$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 Townhouse!  
4-Bedrooms! 3.5-Baths! Finished Basement!  
Landscaped! Fenced! Double Garage!  
Finished to PERFECTION! 2,274.32 sq/ft living area. Stunning 8' entrance door opens to great room/modern fireplace & beautiful wire-scraped white-oak-engineered hardwood floors. DREAM Kitchen/10' 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 you'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 | 27              |
| Zoning         | Zone 18         |
| Condo Fee      | \$200           |

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Listing information last updated on May 1st, 2025 at 10:03am MDT