

## \$428,000 - 8535 189 Street, Edmonton

MLS® #E4428993

**\$428,000**

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Attention first time home buyers! Come check out this affordable 4 level split with 4 bedrooms, 2.5 bath and a double attached garage in the family oriented neighborhood of Aldergrove. Functional floor plan with vaulted ceiling over the living room and dining area; large kitchen with stainless steel appliances completes the main floor. Upstairs you'll find a large master bedroom with walk-in closet and an updated 2-pc ensuite, 2 more fair sized bedrooms and a brand new main bath. The 3rd level is finished with a large family room that features a brick faced gas fireplace, a large 4th bedroom and an updated 4-pc bath. The double garage has a brand new opener. Backyard has a big deck off the kitchen, great privacy with back alley and lots of space for the kids to play. Primrose park/playground is a short walk away. Easy access to Anthony Henday, Whitemud, West Edmonton Mall and future LRT.

Built in 1985

### Essential Information

MLS® #	E4428993
Price	\$428,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,060
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8535 189 Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4Y5

### Amenities

Amenities	Deck, Detectors Smoke, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, 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	Aldergrove/St. Justin
Middle	Parkview/H. E. Beriault
High	Jasper Place/Oscar Romero

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	14
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 1:47pm MDT