

## \$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 | 17              |
| Zoning         | Zone 20         |

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Listing information last updated on April 21st, 2025 at 3:32am MDT