

\$464,999 - 8223 189a Street, Edmonton

MLS® #E4459937

\$464,999

5 Bedroom, 2.00 Bathroom, 1,800 sqft
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Beautiful home boasting 2,100 sqft of total living space, uniquely located on the edge of a park with no boundary fences, and only one neighbour to the south. 5 bedrooms. 2 bathrooms, one 4 piece, one 3 piece. 4-level split built in 1984. Vaulted ceilings. Aluminum siding. Renovated in 2018 and 2007. Vinyl plank flooring on three levels (installed 2019), carpet on bottom level. Three storage sheds. No garage. Low maintenance beautifully landscaped and mature trees (no lawn). Near a playground, school, LRT line for the west being built. 50 meter walk to bus route. Washer, dryer, fridge, stove and dishwasher and central air conditioning. Also included 6 person hot tub in a covered gazebo (included). Reverse osmosis water system in kitchen.

Built in 1984

Essential Information

MLS® #	E4459937
Price	\$464,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	0.00
Year Built	1984



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8223 189a Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4Z7

Amenities

Amenities	Air Conditioner, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Extra, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows, Walk-up Basement
Parking	Front Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 29th, 2025

Days on Market 10

Zoning Zone 20

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