

## \$350,000 - 8832 189 Street, Edmonton

MLS® #E4423989

**\$350,000**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Desirable bungalow-style half duplex that offers comfortable, low-maintenance living in a sought-after 45+ complex. Sunny main floor features a spacious living & dining area with a cozy fireplace, perfect for relaxing or entertaining. The bright kitchen boasts an eat-in nook, a center island, and a new fridge and stove. Convenient access from kitchen to deck for outdoor enjoyment. The home includes two bedrooms on main floor, including a generous primary suite with a walk-in closet and a private ensuite. Main-floor laundry room adds to the convenience. Downstairs, the fully finished basement offers a private retreat for visitors, complete with an additional bedroom, bathroom, and plenty of storage space. New central air conditioning and windows. Newer furnace, humidifier and hot water tank. Double attached drywalled garage with water taps. Well maintained self-managed complex with excellent access to Whitemud, Anthony Henday, nearby amenities, transit and future Valley Line West. \*Virtually staged\*

Built in 1993

### Essential Information

MLS® # E4423989

Price \$350,000

Bedrooms 3



8832 189 St NW, Edmonton, AB



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8832 189 Street |
| Area        | Edmonton        |
| Subdivision | Belmead         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6C3         |

### **Amenities**

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Insulated                                     |

### **Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Fireplace         | Yes                                                                                                                              |
| Fireplaces        | Mantel                                                                                                                           |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                        |
| Exterior Features | Cul-De-Sac, Flat Site, Golf Nearby, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 43              |
| Zoning         | Zone 20         |
| Condo Fee      | \$508           |

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Listing information last updated on April 16th, 2025 at 11:02pm MDT