

# \$374,900 - 11605 89 Street, Edmonton

MLS® #E4434211

## \$374,900

3 Bedroom, 2.00 Bathroom, 805 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to this charming bungalow in the mature and desirable Parkdale neighbourhood! Featuring beautiful flooring throughout the main level, this home offers a warm and inviting layout. Enjoy the west-facing exposure that fills the living room with natural sunlight. The functional kitchen provides ample cupboard and cabinet space to meet all your culinary needs. The fully finished basement, complete with a separate entrance, secondary kitchen, and bathroom, is perfect for weekend guests. Step outside this summer and host gatherings in the spacious backyard. A double detached garage offers plenty of room for vehicles or seasonal storage. Located near scenic green spaces, excellent schools, and just a short commute to downtown Edmonton, this home gives you access to some of the city’s best amenities!



Built in 1943

## Essential Information

MLS® #	E4434211
Price	\$374,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	805
Acres	0.00

Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11605 89 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3V5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Hot Water, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton School
Middle	Spruce Avenue School

High Victoria School

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 49

Zoning Zone 05

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