

\$650,000 - 11306 89 St Nw, Edmonton

MLS® #E4455473

\$650,000

5 Bedroom, 4.00 Bathroom, 1,557 sqft

Single Family on 0.09 Acres

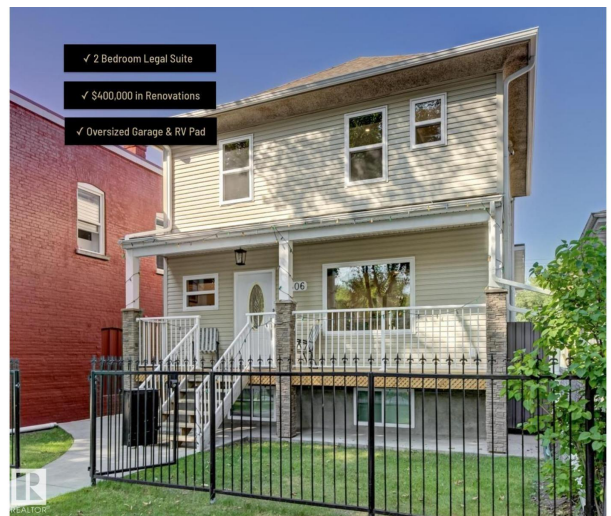
Alberta Avenue, Edmonton, Alberta

This home combines income potential, a heated oversized garage workshop, and a quality build rarely seen at this price point. ***TWO BEDROOM LEGAL SUITE*** with floor heating separate power & meter. This home is built with unmatched quality, exceptional construction, and modern efficiency. Featuring triple pane windows, steel siding, spray foam insulation, boiler water heat in floor. Enhanced structural integrity with 3 steel I-beams. The attic has 8" joist and plumbing/electrical already in place for future expansion. Modern upgrades include LED lighting, hardwired internet/TV, two air/air units with Separate zone thermostats, and an 80-gal hot water tank. The **OVERSIZED 24'™** heated garage offers 220 power, welder plug, insulated 8'™ door, mezzanine, and workbench vice. Outdoors, enjoy hot/cold water taps, RV pad and RV sewer hook-up, fenced yard, and extra storage. Featuring a new roof, eavestroughs with leaf guards, triple pane windows. Over \$400k in renovations! (id:6289)

Built in 1910

Essential Information

Listing #	E4455473
Price	\$650,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1



Square Footage	1,557
Acres	0.09
Year Built	1910
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11306 89 St Nw
Subdivision	Alberta Avenue
City	Edmonton
Province	Alberta
Postal Code	T5B3T6

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Lane
Parking Spaces	6
Parking	Detached Garage, Heated Garage, Oversize, RV, Stall
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers
Heating	In Floor Heating
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	Century 21 Leading
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