

Courtesy Of Christina A Reid Of Century 21 Leading

## \$650,000 - 11306 89 Street, Edmonton

MLS® #E4455473

**\$650,000**

5 Bedroom, 3.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

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!

Built in 1910

### Essential Information

MLS® # E4455473

Price \$650,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,557                  |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11306 89 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 3T6         |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Detectors Smoke, Insulation-Upgraded, Parking-Extra, R.V. Storage |
| Parking Spaces | 6                                                                                                  |
| Parking        | 2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached, Heated, Over Sized, RV Parking          |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | In Floor Heat System, Water                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Mantel                                                                                                                     |
| Stories           | 3                                                                                                                          |
| Has Suite         | Yes                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Metal                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**School Information**

|            |               |
|------------|---------------|
| Elementary | NORWOOD       |
| Middle     | SPRUCE AVENUE |
| High       | VICTORIA      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 52                |
| Zoning         | Zone 05           |

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Listing information last updated on October 20th, 2025 at 5:17pm MDT