

## **\$459,900 - 8427 189 Street, Edmonton**

MLS® #E4427087

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Beautiful 4 level split in Aldergrove is fully finished and is loaded with many high end finishings. Almost everything has been done; windows, high efficiency furnace, asphalt shingles, oak hardwood, carpet and tile flooring. The main floor features a bright living room and a fully renovated eat-in kitchen with Kitchen Kraft wood cabinets, granite countertops and heated travertine flooring. Upstairs there are 3 bedrooms and a 4pcs bath with HEATED FLOORS, custom glass shower and a free stand soaker tub. On the lower level you have a 4th bedroom, large family room, laundry room and a 3pcs bath with a large custom glass shower. The basement is fully finished and is a perfect space for entertaining with a pool table and a lovely fireplace. The backyard features a composite deck and this home also comes with salt-water system Arctic Spa hot tub. Located across from Primrose Park with easy access to public transportation, minutes to WEM, Whitemud and Anthony Henday.

Built in 1984

### **Essential Information**

MLS® # E4427087

Price \$459,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	8427 189 Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4Z4

### Amenities

Amenities	Deck, Hot Tub
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-2, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 22nd, 2025

Days on Market 28

Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 8:17am MDT