

## \$648,800 - 8316 89 Street, Edmonton

MLS® #E4441169

**\$648,800**

4 Bedroom, 3.50 Bathroom, 1,675 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

**LUXURY. TIMELESS. PERFECTION.**

Welcome to LE TROIS! Experience 2,445 sq ft of upscale living at 8316 89 St in Edmonton's Bonnie Doon neighbourhood. This stunning 4-bed, 3.5-bath end unit offers 2 full kitchens, finished basement, 9' ceilings-all floors, exquisite high-end-finishing, custom cabinetry and shelving, A/C, fence, patio & landscaped yard. Enter through your grand 8' door into a sunlit open area/fireplace. The elegant Great Room/double doors opening to quiet patio. FALL IN LOVE with your new DREAM Kitchen featuring gorgeous cabinetry, quartz, 10' chef's island & high-end appliances. Upstairs, relax in your luxurious Primary Bedroom/spa-inspired ensuite-floating tub, glass shower, and double sinks. Two more bedrooms, a full bath & laundry complete the upper level. Stylish Mud Room leads to lower level/cozy Family Room/fireplace, 2nd Kitchen, 4th Bedroom, full Bath & laundry. Set on a quiet, tree-lined street just minutes from downtown & U of A. You've earned this luxurious lifestyle in this PERFECT location.

Built in 2018

### Essential Information

MLS® #	E4441169
Price	\$648,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,675
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8316 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B5

### Amenities

Amenities	Air Conditioner, Closet Organizers, No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Double Garage Detached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Euro Washer/Dryer Combo, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Washer, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	École Maurice-Lavallée, Rut
Middle	VimyRidgeAdad, EcoleMaurice
High	VimyRidgeAcad, ÉcoleMaurice

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	14
Zoning	Zone 18
Condo Fee	\$200

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