

## \$425,000 - 2923 89 Street, Edmonton

MLS® #E4456966

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,111 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

LEGALLY SUITED property on an OVERSIZED CORNER LOT! WOW! This 1,111sqft bungalow is in a great location with easy access to 91 St, the Henday & Whitemud. Located in Tipaskan close to schools, parks & amenities this home is a great investment. The main floor is freshly painted with updated laminate flooring & stainless appliances (fridge & microwave brand new). The great room is spacious & features a stylish wood burning fireplace. The kitchen features trendy cabinets & lots of space to add an island or more storage space, opening directly onto the spacious dining room. The primary suite is spacious with dual closets & its own ensuite. The main floor has 2 other bedrooms & the updated main bath. Downstairs, there is a shared common laundry/storage & the basement suite is accessed by SEPARATE ENTRANCE. There youâ€™ll find a large family room & bedroom + a spacious kitchen w/ storage. Many updates over time including roof, windows, furnaces & sump pump. Visit the REALTORÂ®'s website for more details.



Built in 1979

### Essential Information

MLS® # E4456966

Price \$425,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,111                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2923 89 Street |
| Area        | Edmonton       |
| Subdivision | Tipaskan       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 3A7        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Smart/Program. Thermostat, See Remarks |
| Parking   | Parking Pad Cement/Paved               |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Masonry                                                                                                      |
| Stories           | 2                                                                                                            |
| Has Suite         | Yes                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Lot Description   | 55'x118'                                                                                                                                           |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Stucco, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Michael Strembitsky |
| Middle     | Vernon Barfield     |
| High       | J Percy Page        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 29             |

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