

## \$440,000 - 2667 89 Street, Edmonton

MLS® #E4448144

**\$440,000**

4 Bedroom, 1.50 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Welcome to this well maintained bungalow on CORNER LOT with great potential for multi units on a quiet crescent. You will find it will nurture your hobbies & interests, custom aquariums and fire pit in yard, oversized 22'x24' heated garage with extra tall overhead doors + room for your big outdoor toys, Extra large pad to park an RV! Dining area opens to U shaped kitchen and floor to ceiling sized WINDOWS let the sunshine in making a very inviting living space. 3 huge bedroom, 4 pcs bath and 2nd laundry/mud room area completed the main floor. Fully finished basement offers wet bar and built-in aquariums or display cases, 2 piece bathroom, & open recroom & games area, a large bedroom with a walk-in closet and lots of storage space in the utility room. Furnace, shingles & windows have all been updated. Central air conditioning. Such a convenient location with schools and Costco for shopping and transportation nearby. This won't stay long in this hot market.

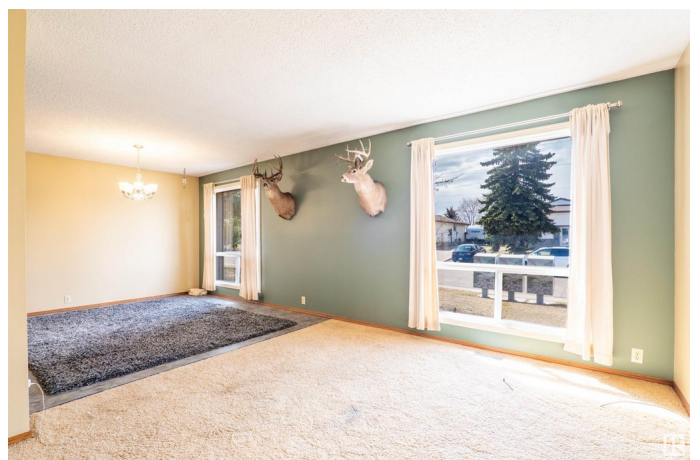
Built in 1976

### Essential Information

MLS® # E4448144

Price \$440,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,078                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2667 89 Street |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2Y9        |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Hot Water<br>Natural Gas, Parking-Extra, Wet Bar |
| Parking   | Double Garage Detached, Heated, Insulated, Over Sized, RV Parking                                             |

### Interior

|              |                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Hood Fan, Refrigerator,<br>Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                           |
| Stories      | 2                                                                                                                                   |
| Has Basement | Yes                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                      |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground<br>Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      MEYONOHK SCHOOL  
Middle                              KISĂŠWĂ,TISIWIN SCHOOL  
High                                 J. PERCY PAGE SCHOOL

**Additional Information**

Date Listed                      July 16th, 2025  
Days on Market                63  
Zoning                              Zone 29

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