

## \$350,000 - 8832 189 Street, Edmonton

MLS® #E4423989

**\$350,000**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Belmead, Edmonton, AB

Desirable bungalow-style half duplex that offers comfortable, low-maintenance living in a sought-after 45+ complex. Sunny main floor features a spacious living & dining area with a cozy fireplace, perfect for relaxing or entertaining. The bright kitchen boasts an eat-in nook, a center island, and a new fridge and stove. Convenient access from kitchen to deck for outdoor enjoyment. The home includes two bedrooms on main floor, including a generous primary suite with a walk-in closet and a private ensuite. Main-floor laundry room adds to the convenience. Downstairs, the fully finished basement offers a private retreat for visitors, complete with an additional bedroom, bathroom, and plenty of storage space. New central air conditioning and windows. Newer furnace, humidifier and hot water tank. Double attached drywalled garage with water taps. Well maintained self-managed complex with excellent access to Whitemud, Anthony Henday, nearby amenities, transit and future Valley Line West. \*Virtually staged\*

Built in 1993

### Essential Information

MLS® # E4423989

Price \$350,000

Bedrooms 3



8832 189 St NW, Edmonton, AB



Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	8832 189 Street
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C3

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Golf Nearby, No Through Road, Park/Reserve, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	46
Zoning	Zone 20
Condo Fee	\$508

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