

## **\$339,900 - 12046 89 Street, Edmonton**

MLS® #E4448076

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,233 sqft  
Condo / Townhouse on 0.00 Acres

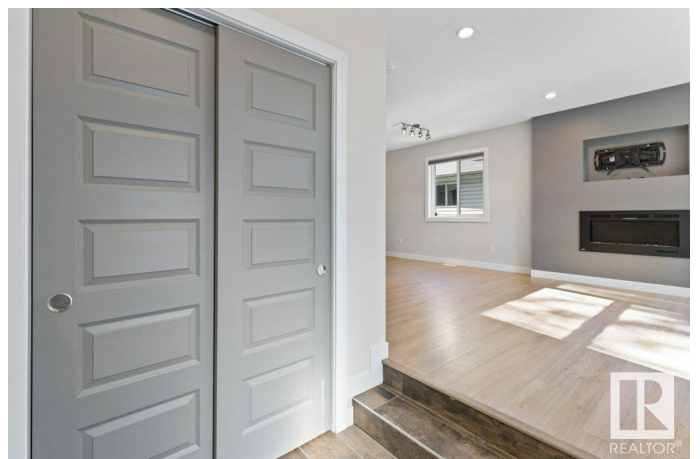
Alberta Avenue, Edmonton, AB

Like New half duplex on a quiet tree lined street with three bedrooms and two full and one half bath. The main floor is an open floor plan with a spacious foyer welcoming you to your new home that opens into a great room concept living, dining & kitchen all complemented with laminate and porcelain tile flooring. The kitchen with two tone cabinets, quartz counter tops & stainless steel appliances & a breakfast bar is sure to impress. The living space area also features a focal point fireplace with a TV mount. The upper level has a primary bedroom with a 3-piece en-suite bath & walk in closet. There are two more well sized bedrooms, a full four piece bath and a laundry room on the upper floor. The unfinished basement can be built out to your personal desires. The yard is full fenced & there is a single detached garage with driveway parking as well. The exterior is maintenance free with the exception of the front and back steps. Great location just a few steps to the school and playground & other amenities!

Built in 2016

### **Essential Information**

MLS® #	E4448076
Price	\$339,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	12046 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3W1

### Amenities

Amenities	Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Infill Property
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	2
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Delton, St.Gerard
Middle	Spruce Ave, St.Alphonsus
High	Eastglen, St. Joseph

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	11
Zoning	Zone 05
Condo Fee	\$1,541

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 July 27th, 2025 at 2:17am MDT