

# \$474,900 - 8223 189a Street, Edmonton

MLS® #E4462547

## \$474,900

5 Bedroom, 2.00 Bathroom, 1,323 sqft  
Single Family on 0.00 Acres

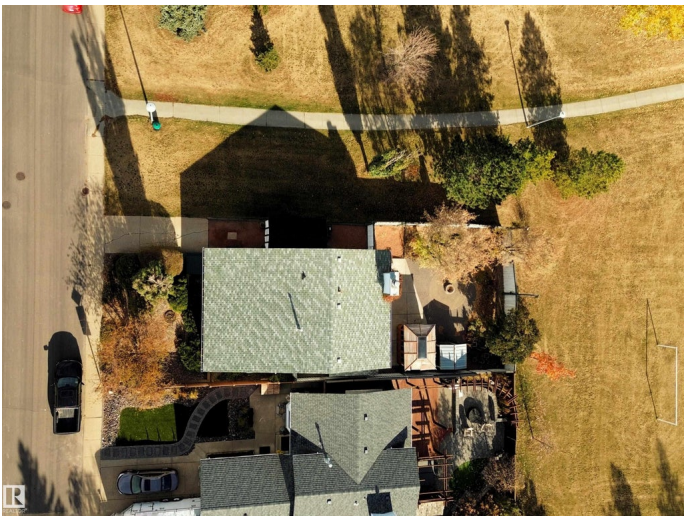
Aldergrove, Edmonton, AB

Tucked right into the edge of Primrose Park, immerse yourself into a lifestyle fit for everyone’s needs with this delightfully updated 4 level split home with over 2,500 sq ft of living space offering 5 bedrooms, vaulted ceilings and suite potential! Enjoy your quiet low maintenance backyard year round with mature trees, a fire pit for nights under the stars and a private gazebo wrapped around your hot tub to relax in after a long day. Features of this home include aluminum siding, newer vinyl plank flooring, A/C, wood pellet stove, a reverse osmosis system in the kitchen, high efficiency furnace and a newer hot water tank. Walk to Primrose playground, Aldergrove Elementary School and only a short distance to the upcoming West LRT line!

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462547  |
| Price          | \$474,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,323     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8223 189a Street |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4Z7          |

### Amenities

|           |                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Wtr Tank-Energy Star, Patio, Vaulted Ceiling, Vinyl Windows |
| Parking   | Front Drive Access                                                                                                       |

### Interior

|              |                                                                                                                                                                                     |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace    | Yes                                                                                                                                                                                 |
| Fireplaces   | Woodstove                                                                                                                                                                           |
| Stories      | 4                                                                                                                                                                                   |
| Has Basement | Yes                                                                                                                                                                                 |
| Basement     | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                      |

### Additional Information

Date Listed           October 17th, 2025

Days on Market     20

Zoning               Zone 20

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 November 6th, 2025 at 9:17am MST