

\$428,000 - 8535 189 Street, Edmonton

MLS® #E4428993

\$428,000

4 Bedroom, 2.50 Bathroom, 1,060 sqft

Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Attention first time home buyers! Come check out this affordable 4 level split with 4 bedrooms, 2.5 bath and a double attached garage in the family oriented neighborhood of Aldergrove. Functional floor plan with vaulted ceiling over the living room and dining area; large kitchen with stainless steel appliances completes the main floor. Upstairs you'll find a large master bedroom with walk-in closet and an updated 2-pc ensuite, 2 more fair sized bedrooms and a brand new main bath. The 3rd level is finished with a large family room that features a brick faced gas fireplace, a large 4th bedroom and an updated 4-pc bath. The double garage has a brand new opener. Backyard has a big deck off the kitchen, great privacy with back alley and lots of space for the kids to play. Primrose park/playground is a short walk away. Easy access to Anthony Henday, Whitemud, West Edmonton Mall and future LRT.

Built in 1985

Essential Information

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|------------|-----------|
| MLS® # | E4428993 |
| Price | \$428,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,060 |
| Acres | 0.00 |
| Year Built | 1985 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8535 189 Street |
| Area | Edmonton |
| Subdivision | Aldergrove |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 4Y5 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Detectors Smoke, Vaulted Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, |

| | |
|--------------|--------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|---------------------------|
| Elementary | Aldergrove/St. Justin |
| Middle | Parkview/H. E. Beriault |
| High | Jasper Place/Oscar Romero |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 20 |

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Listing information last updated on April 19th, 2025 at 3:47am MDT