# \$975,000 - 10944 89 Avenue, Edmonton

MLS® #E4442633

### \$975,000

4 Bedroom, 3.50 Bathroom, 1,749 sqft Single Family on 0.00 Acres

Garneau, Edmonton, AB

An exceptional residence blending timeless tradition with modern luxury. A/C, double & triple-pane windows, hardwood throughout, remote-controlled blinds & in-floor heating defines some of the home's uniqueness. The primary suite offers a private balcony with a downtown view, walk-in closet, custom built-in armoire & an ensuite with a large 2-person tiled rain shower. The secondary bedrooms include bespoke storage, private balcony, gas f/p, curated finishes & the 3rd bedroom works great as an office. The spacious formal living room exudes character with an antique mantel, gas fireplace, & built-in book shelves all enhanced with natural light. A chef's kitchen showcases marble countertops, Fulgor Milano, Miele & Liebherr appliances & custom cabinetry. Lower level has a serene guest retreat & rec room. A heated, oversized garage with 19' door & loft for extra storage. The yard has an award-nominated garden with perennials. This is a rare offering for the discerning buyer seeking understated luxury & privacy.





Built in 1917

#### **Essential Information**

MLS® # E4442633 Price \$975,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,749

Acres 0.00

Year Built 1917

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 10944 89 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0Z5

#### **Amenities**

Amenities Air Conditioner, Carbon Monoxide Detectors

Parking Spaces 3

Parking Double Garage Detached, Heated, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator,

Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Gas, Washer, Garage Heater

Heating Hot Water, In Floor Heat System, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Back Lane, Fenced, Flat

Landscaped, Low Maintenar Swimming Pool, Public Tran

Schools, Shopping Nearby, V

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

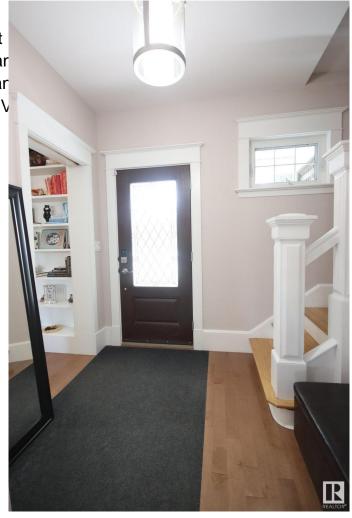
Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 9

Zoning Zone 15



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