

## \$599,900 - 14304 89a Avenue, Edmonton

MLS® #E4436024

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Located in the heart of Parkview, this beautifully updated 1,200+ sq ft bungalow offers a 585 square meter corner lot (55' wide by 118' deep). Just steps from Parkview School (K-9) and St. Rose Catholic Junior High, it's ideal for families seeking top-tier education options. The open-concept main floor features laminate flooring, vinyl windows, and a stylish kitchen with a large island, built-in desk, and ample storage. The fully finished basement includes a second kitchen, two bedrooms, a full bath, and laundry. An oversized double garage with space for a workshop and a fenced yard add to the home's versatility. Enjoy quick access to downtown, the University of Alberta, and West Edmonton Mall via Whitemud Drive. The nearby Valleyview Shopping Centre and scenic river valley trails offer convenience and recreation. With a newer sewer line and move-in-ready condition, this home is an excellent option for families looking to live in desirable Parkview.

Built in 1956

### Essential Information

MLS® #	E4436024
Price	\$599,900
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	14304 89a Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 4S7

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	36
Zoning	Zone 10

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