

Courtesy Of Christina A Reid Of Century 21 Leading

\$675,000 - 11306 89 Street, Edmonton

MLS® #E4455473

\$675,000

5 Bedroom, 3.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

****TWO BEDROOM LEGAL SUITE**** with floor heating separate power & meter. This home is built with unmatched quality, exceptional construction, and modern efficiency. Featuring triple pane windows, steel siding, spray foam insulation, boiler water heat in floor. Enhanced structural integrity with 3 steel I-beams. The attic has 8" joist and plumbing/electrical already in place for future expansion. Modern upgrades include LED lighting, hardwired internet/TV, two air/air units with Separate zone thermostats, and an 80-gal hot water tank. The **OVERSIZED 24'™** heated garage offers 220 power, welder plug, insulated 8'™ door, mezzanine, and workbench vice.

Outdoors, enjoy hot/cold water taps, RV pad and RV sewer hook-up, fenced yard, and extra storage. Featuring a new roof, eavestroughs with leaf guards, triple pane windows this home showcases exceptional building standards and long-term value. Located in an amazing downtown location, walk to the LRT, Royal Alexandra, Commonwealth Stadium.

Built in 1910

Essential Information

MLS® # E4455473

Price \$675,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	11306 89 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 3T6

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Insulation-Upgraded, Parking-Extra, R.V. Storage
Parking	2 Outdoor Stalls, 220 Volt Wiring, Double Garage Detached, Heated, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	In Floor Heat System, Water
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	NORWOOD
Middle	SPRUCE AVENUE
High	VICTORIA

Additional Information

Date Listed	August 29th, 2025
Days on Market	28
Zoning	Zone 05

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 September 26th, 2025 at 12:32am MDT