

## \$474,900 - 13816 89 Street, Edmonton

MLS® #E4465860

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Welcome to this beautifully maintained 5-bedroom home in Northmount, offering nearly 1500 sq ft on the main floor and set on a large pie-shaped lot with a fenced yard, RV parking, and a double attached garage. The open-concept main level features a beautifully upgraded kitchen with great flow into the living and dining areas. The primary bedroom offers generous space and comfort for daily living. The fully finished basement expands your living area with a fantastic wet bar, tons of storage, a large family room, additional bedrooms, and excellent flexibility for guests or growing families. A bonus feature you'll love there's an extra stove plug in the laundry room, giving you the ability to run two stoves for large family dinners and gatherings. Enjoy year-round outdoor living on the covered deck. Pride of ownership is evident throughout this warm, welcoming home. Central Vacuum is also roughed in

Built in 1969

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465860  |
| Price      | \$474,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,493                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13816 89 Street       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 3K7               |

### Amenities

|           |                                                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Front/Rear Drive Access, Parking Pad Cement/Paved, Rear Drive Access, RV Parking                                                                           |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                        |
| Fireplaces        | Mantel, Remote Control                                                                                                                                                                     |
| Stories           | 2                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 02             |

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Listing information last updated on November 17th, 2025 at 7:02am MST