# \$648,800 - 8316 89 Street, Edmonton

MLS® #E4441169

# \$648,800

4 Bedroom, 3.50 Bathroom, 1,675 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

LUXURY. TIMELESS. PERFECTION. Welcome to LE TROIS! Experience 2,445 sq. ft of upscale living at 8316 â€" 89 St in Edmonton's Bonnie Doon neighbourhood. This stunning 4-bed, 3.5-bath end unit offers 2 full kitchens, finished basement, 9'ceilings-all floors,exquisite high-end-finishing, custom cabinetry and shelving, A/C, fence, patio& landscaped yard. Enter through your grand 8' door into a sunlit open area/fireplace. The elegant Great Room/double doors opening to quiet patio. FALL IN LOVE with your new DREAM Kitchen featuring gorgeous cabinetry,quartz,10' chef's island&high-end appliances. Upstairs, relax in your luxurious Primary Bedroom/spa-inspired ensuite-floating tub, glass shower, and double sinks. Two more bedrooms, a full bath& laundry complete the upper level. Stylish Mud Room leads to lower level/cozy Family Room/fireplace,2nd Kitchen,4th Bedroom, full Bath& laundry. Set on a quiet, tree-lined street just minutes from downtown& U of A. You've earned this luxurious lifestyle in this PERFECT location.

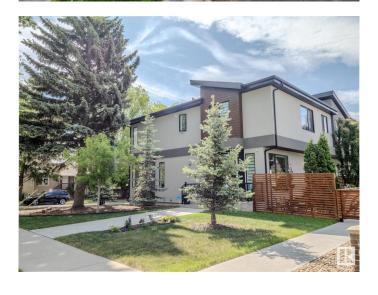
Built in 2018

### **Essential Information**

MLS® # E4441169 Price \$648,800







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,675

Acres 0.00

Year Built 2018

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 8316 89 Street

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1B5

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, No Animal Home, No Smoking

Home, See Remarks, 9 ft. Basement Ceiling

Parking Spaces 2

Parking Double Garage Detached, See Remarks

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Euro Washer/Dryer Combo, Freezer, Garage

Control, Garage Opener, Garburator, Microwave Hood Fan, Washer, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two,

Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount, See Remarks

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Corner Lot, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary École Maurice-Lavallée,Rut
Middle VimyRidgeAdad,EcoleMaurice
High VimyRidgeAcad,ÉcoleMaurice

#### **Additional Information**

Date Listed June 7th, 2025

Days on Market 8

Zoning Zone 18 Condo Fee \$200

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Listing information last updated on June 15th, 2025 at 7:47pm MDT