\$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

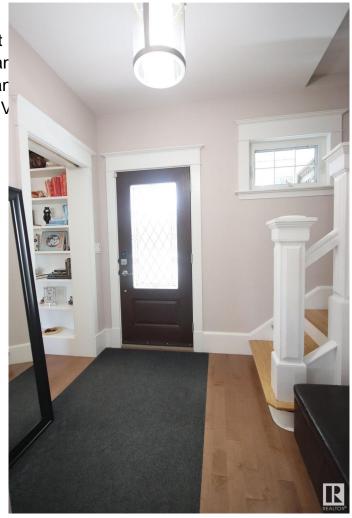
Foundation Concrete Perimeter

Additional Information

Date Listed June 16th, 2025

Days on Market 9

Zoning Zone 15



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Listing information last updated on June 25th, 2025 at 2:47pm MDT