

## \$419,900 - 2640 89 Street, Edmonton

MLS® #E4447571

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,152 sqft

Single Family on 0.00 Acres

Meyonohk, Edmonton, AB

Beautifully updated detached 2-storey in family-friendly Meyonohk! This 3 bed, 2.5 bath home features hardwood floors on the main, vinyl plank in the finished basement, and carpet upstairs. The fully renovated kitchen has granite countertops, stainless steel appliances, deep sink, hood fan, and pot lighting. Upstairs you'll find three spacious bedrooms, a 4-pc bath, and built-in closet organizers. The main floor includes a modern 2-pc bath with new vanity and toilet. Enjoy updated vinyl windows, newer shingles (2022), added pot lights in the living room, and fibre optic wiring. In the basement is a generous sized rec room, laundry space, and 3 piece bathroom. The double attached garage is a massive 29'3"x18'10" and features a WORKSHOP area! Enjoy the evening sun and watch it set from your large unobstructed west facing backyard. In the yard, also find a stamped patio, landscaped corner garden, wood shed, and a rock feature. Walking distance to Meyonohk School and Park, and mins to South Edmonton Common.

Built in 1976

### Essential Information

MLS® # E4447571

Price \$419,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2640 89 Street |
| Area        | Edmonton       |
| Subdivision | Meyonohk       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2Z3        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Natural Gas, No Smoking Home, Patio, Workshop |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Treed Lot, See Remarks

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

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Meyonohk School     |
| Middle     | Riverbend School    |
| High       | J Percy Page School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 29         |

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Listing information last updated on July 16th, 2025 at 5:32am MDT