

# \$649,900 - 14623 89a Avenue, Edmonton

MLS® #E4463286

## \$649,900

4 Bedroom, 2.00 Bathroom, 1,144 sqft  
Single Family on 0.00 Acres

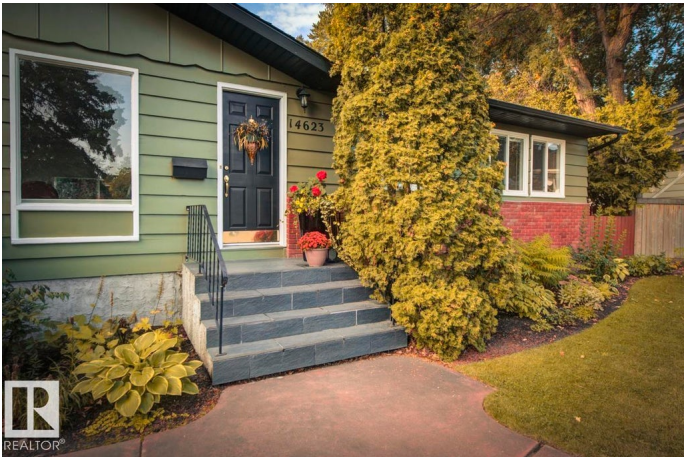
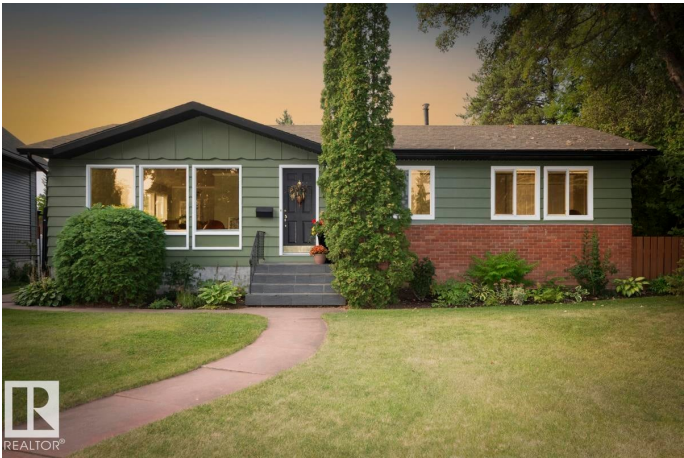
Parkview, Edmonton, AB

Situated on one of Parkview’s quietest, widest streets, this beautifully maintained bungalow offers over 2,000 sq. ft. of finished living space. The main floor features an open, light-filled layout with cherry hardwood floors, oversized windows, and a seamless flow between the living, dining, and kitchen areas. Three bedrooms and a full bathroom complete the main level. The fully finished basement adds nearly 1,000 sq. ft. of versatile space with a fourth bedroom, second full bathroom, and room for a media area, playroom, or home office. Outside, the 842 m<sup>2</sup> southwest-facing pie lot is a true retreat—featuring a slate stone patio wired for a hot tub, mature trees for privacy, and a custom-built treehouse with slide and secret hatches. Steps to the River Valley, top-rated schools, and the shops and restaurants along 142 Street, this home captures the best of Parkview living: space, light, and community.

Built in 1955

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463286  |
| Price      | \$649,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,144                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14623 89a Avenue |
| Area        | Edmonton         |
| Subdivision | Parkview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 4S9          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Patio, Vinyl Windows                   |
| Parking Spaces | 2                                      |
| Parking        | Single Carport, Single Garage Detached |

### Interior

|              |                                                                                                                                |
|--------------|--------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                      |
| Stories      | 2                                                                                                                              |
| Has Basement | Yes                                                                                                                            |
| Basement     | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Brick                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | Parkview/St. Paul  |
| Middle     | St. Rose/Crestwood |
| High       | Ross Sheppard      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 10            |

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 October 24th, 2025 at 6:47am MDT