

## \$950,000 - 10944 89 Avenue, Edmonton

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MLS® #E4442633

**\$950,000**

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 \$950,000



|                |                        |
|----------------|------------------------|
| 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 Maintenance Swimming Pool, Public Transportation, Schools, Shopping Nearby, View |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 15         |



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Listing information last updated on July 20th, 2025 at 12:47am MDT