

## \$975,000 - 10944 89 Avenue, Edmonton

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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 Maintenance Swimming Pool, Public Transit, 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	8
Zoning	Zone 15



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Listing information last updated on June 24th, 2025 at 2:33pm MDT