

## \$464,999 - 8223 189a Street, Edmonton

MLS® #E4459937

### \$464,999

5 Bedroom, 2.00 Bathroom, 1,800 sqft  
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Beautiful home boasting 2,100 sqft of total living space, uniquely located on the edge of a park with no boundary fences, and only one neighbour to the south. 5 bedrooms. 2 bathrooms, one 4 piece, one 3 piece. 4-level split built in 1984. Vaulted ceilings. Aluminum siding. Renovated in 2018 and 2007. Vinyl plank flooring on three levels (installed 2019), carpet on bottom level. Three storage sheds. No garage. Low maintenance beautifully landscaped and mature trees (no lawn). Near a playground, school, LRT line for the west being built. 50 meter walk to bus route. Washer, dryer, fridge, stove and dishwasher and central air conditioning. Also included 6 person hot tub in a covered gazebo (included). Reverse osmosis water system in kitchen.

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459937  |
| Price          | \$464,999 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,800     |
| Acres          | 0.00      |
| Year Built     | 1984      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8223 189a Street |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4Z7          |

### Amenities

|           |                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Exterior Walls- 2"x6", Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Wtr Tank-Energy Star, Low Flw/Dual Flush Toilet, No Smoking Home, Parking-Extra, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows, Walk-up Basement |
| Parking   | Front Drive Access                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                           |
| Fireplaces        | Woodstove                                                                                                                                                     |
| Stories           | 4                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 29th, 2025

Days on Market                7

Zoning                            Zone 20

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Listing information last updated on October 6th, 2025 at 7:02pm MDT