

# \$2,500,000 - 14004 89a, Edmonton

MLS® #E4400825

## \$2,500,000

6 Bedroom, 4.50 Bathroom, 3,356 sqft  
Single Family on 0.00 Acres

Parkview, Edmonton, AB

Discover the perfect home for your growing family in Edmonton, just steps from River Valley trails and parks. This expansive executive residence offers 5,070 sq. ft. of total developed living space, ideal for hosting and entertaining on a grand scale both indoors and outdoors. The home features 6 bedrooms (4+2), 5 bathrooms, a main floor office, an oversized heated triple detached garage, home is solar ready and more. Layout is designed with family in mind with generous and open spaces, flooded with natural light. Upstairs the primary suite is expansive and provide a perfect retreat for busy professionals. Located in walking distance from great schools and amenities including shops and restaurants, the walkable neighborhood offers easy access to river valley parks, trails, and playgrounds â€œmaking it the ideal community for your family! Some customization still available, make this your new home.



Built in 2024

## Essential Information

MLS® #	E4400825
Price	\$2,500,000
Bedrooms	6
Bathrooms	4.50

Full Baths	4
Half Baths	1
Square Footage	3,356
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14004 89a
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 0J5

### **Amenities**

Amenities	Air Conditioner, Deck
Parking	Heated, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles, Metal

Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

### **School Information**

Elementary Parkview/St Paul  
Middle Parkview /St Rose  
High Ross Sheppard/Mac/FX

### **Additional Information**

Date Listed August 7th, 2024  
Days on Market 219  
Zoning Zone 10

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