

\$648,800 - 8316 89 Street, Edmonton

MLS® #E4441169

\$648,800

4 Bedroom, 3.50 Bathroom, 1,675 sqft
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

LUXURY. TIMELESS. PERFECTION.

Welcome to LE TROIS! Experience 2,445 sq ft of upscale living at 8316 89 St in Edmonton's Bonnie Doon neighbourhood. This stunning 4-bed, 3.5-bath end unit offers 2 full kitchens, finished basement, 9' ceilings-all floors, exquisite high-end-finishing, custom cabinetry and shelving, A/C, fence, patio & landscaped yard. Enter through your grand 8' door into a sunlit open area/fireplace. The elegant Great Room/double doors opening to quiet patio. FALL IN LOVE with your new DREAM Kitchen featuring gorgeous cabinetry, quartz, 10' chef's island & high-end appliances. Upstairs, relax in your luxurious Primary Bedroom/spa-inspired ensuite-floating tub, glass shower, and double sinks. Two more bedrooms, a full bath & laundry complete the upper level. Stylish Mud Room leads to lower level/cozy Family Room/fireplace, 2nd Kitchen, 4th Bedroom, full Bath & laundry. Set on a quiet, tree-lined street just minutes from downtown & U of A. You've earned this luxurious lifestyle in this PERFECT location.

Built in 2018

Essential Information

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|--------|-----------|
| MLS® # | E4441169 |
| Price | \$648,800 |



| | |
|----------------|-------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,675 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8316 89 Street |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1B5 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Closet Organizers, No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Euro Washer/Dryer Combo, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Washer, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount, See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| Elementary | École Maurice-Lavallée, Rut |
| Middle | VimyRidgeAcad, EcoleMaurice |
| High | VimyRidgeAcad, ÉcoleMaurice |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 18 |
| Condo Fee | \$200 |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT