

## \$899,000 - 10167 89 Street, Edmonton

MLS® #E4444707

**\$899,000**

5 Bedroom, 3.50 Bathroom, 2,337 sqft

Single Family on 0.00 Acres

Riverdale, Edmonton, AB

Welcome to Riverdale—where modern living meets natural beauty. This 3-storey, 2,336 sq ft custom-built home is perfect for any family, offering vinyl plank flooring throughout (no carpet), 9' ceilings, and an open layout filled with light. The main floor features a massive kitchen with all the space you need, sleek modern finishes, quartz counters, and a huge pantry. Upstairs offers a serene primary suite with walk-in closet and spa-like ensuite, plus two more bedrooms and a full bath. A third-floor loft opens to a rooftop patio, ideal for relaxing or entertaining. The legal 2-bedroom basement suite is great for extended family or rental income. Double garage + extra parking. Steps to trails, schools, UofA, and downtown.

Built in 2022

### Essential Information

MLS® #	E4444707
Price	\$899,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,337
Acres	0.00
Year Built	2022



Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	10167 89 Street
Area	Edmonton
Subdivision	Riverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1P8

### Amenities

Amenities	Bar, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Patio, Storage-In-Suite, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby
Roof	Flat
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 27th, 2025

Days on Market 4

Zoning Zone 13

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Listing information last updated on July 1st, 2025 at 7:02am MDT