

# \$2,479,500 - 14004 89a Avenue, Edmonton

MLS® #E4436846

**\$2,479,500**

6 Bedroom, 4.50 Bathroom, 3,418 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

This modern home, with the charm and flair of an executive estate, is located in the HEART OF PARKVIEW—one of the city's most sought-after neighborhoods. A true LEGACY property, it's an investment in history, artistry, and family. A home where traditions begin and futures are built. This classic exterior design features a WRAP AROUND COVERED DECK, to over 4,500 sq ft of finished living space. This home offers 6 bedrooms, 5 bathrooms, and a spacious open-concept layout with 10-FOOT CEILINGS. The great room, kitchen (includes butler kitchen), and dining area are ideal for large families or entertaining. A front LIBRARY or tearoom provides a peaceful space for when quiet "me time" is needed. The master suite is a standout with soaring VAULTED CEILINGS, exposed beams, and a BUILT-IN WINE AND COFFEE STATION—perfect for quiet mornings. \*\*Completion of this brand new build including landscaping is JULY 31 or sooner, favorite colors for walls, floors, and more can be chosen to personalize this special home.\*\*

Built in 2025

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4436846    |
| Price  | \$2,479,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,418                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Tankless, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking Spaces | 3  |
| Parking        | Triple Garage Attached   |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | ensuite bathroom                      |
| Appliances        | See Remarks, Builder Appliance Credit |
| Heating           | Forced Air-2, Natural Gas             |
| Fireplace         | Yes                                   |
| Fireplaces        | Mantel                                |
| Stories           | 3                                     |
| Has Basement      | Yes                                   |
| Basement          | Full, Finished                        |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Hardie Board Siding                               |
| Exterior Features | Corner Lot, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools |
| Roof              | Asphalt Shingles, Metal  |
| Construction      | Wood, Stone, Hardie Board Siding                               |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | Parkview School |
| Middle     | Parkview School |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 82             |
| Zoning         | Zone 10        |

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Listing information last updated on August 6th, 2025 at 3:18pm MDT