

\$860,300 - 10244 89 Street Nw, Edmonton

MLS® #canada_735

\$860,300

5 Bedroom, 4.00 Bathroom, 3,015 sqft
Single Family

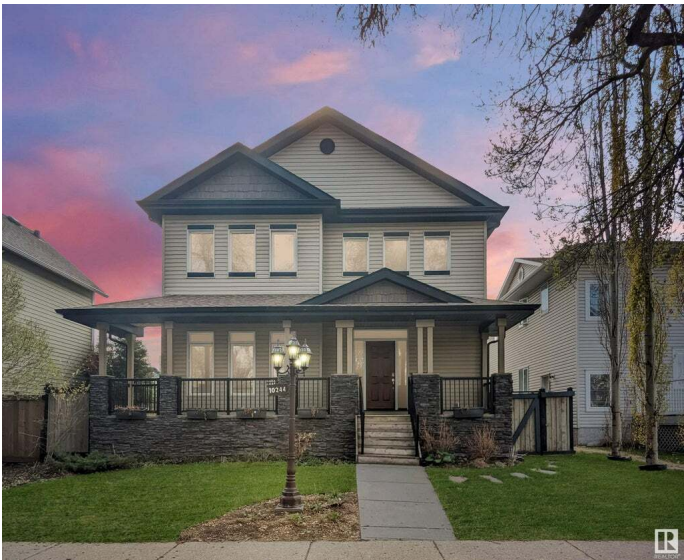
Riverdale, Edmonton, Alberta

This impressive Riverdale home on Rowland Road offers unbeatable value, priced well below city assessment. Situated steps from the river, trails, golf, downtown & a bus stop, this custom-built 2.5 storey ICF construction home boasts 3015 sq' with 4175 sq' of living space on a 50'x150' lot. Features include a 3-storey spiral staircase, 29' high foyer, hardwood floors, double-sided fireplace, formal dining, 5 bedrooms, 4 bathrooms, loft with a downtown view, in-floor heating, triple low E windows, on-demand hot water, finished basement with another fireplace, wet bar, media area, games area, 2 bedrooms, and a full bath. Additional amenities include triple garage, blinds, deck, fenced yard, RV parking, and newly installed shingles, boiler water tank, hardwood flooring, and paint. Downtown is a 5-minute drive or 15-minute walk, with UofA and Grant MacEwan Universities within 10 minutes. Some photos are virtually staged, home needs some work, but potential is huge.

Built in 2004

Essential Information

MLS® #	canada_735
Price	\$860,300
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,015



Year Built	2004
Type	Single Family
Status	Active

Community Information

Address	10244 89 Street Nw
Subdivision	Riverdale
City	Edmonton
Province	Alberta
Zip Code	T5H 1R1

Amenities

Features	Deck, Exterior Walls- 2x6', Infill Property, Bar, Tankless Hot Water
# of Garages	3

School Information

Elementary	Riverdale
Middle	Victoria
High	Spruce Avenue

Additional Information

Date Listed	May 8th, 2023
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