

Ed Lastiwka  
Phone: 780-431-5600  
Mobile: 780-446-3800  
Fax: 780-431-5624  
Email: [ed@royallepage.ca](mailto:ed@royallepage.ca)

Royal LePage Noralta  
3018 Calgary Trail NW  
Edmonton AB, T6J 6V4



10287 89 Street, Edmonton, Alberta, T5H 1R3, Ca

MLS®# E4210763

No Photo Available

	
<b>Property Value</b>	\$795,000
<b>Type</b>	Detached Single Family
<b>Style</b>	2 Storey
<b>Basement</b>	Full
<b>Parking</b>	Yes
<b>Year Built</b>	1992
<b>Living Area</b>	3,071.08 sq.ft.
<b>Lot Size Area</b>	6,794.50 sq.ft.
<b>Bedrooms</b>	6

#### Description

If life style and staying in touch with nature are a priority, welcome home! Nestled among mature trees, siding Dawson Park and just steps from the river valley, off leash dog park, Dragon Boat Racing Club, and numerous walking/biking trails this 3071 square foot family home has the potential for supplemental income with the open concept bright upper level 2 bedroom legal suite. Lots of space for an active family with large living and dining rooms, spacious island kitchen, main floor den and laundry room, 3 spacious upper bedrooms, the master with a sitting area and 3-piece ensuite, and the basement with an extra bedroom, 4-piece bathroom, huge recreation room (just needs taping, paint and flooring) and access to the double attached garage. Over the past few years, this charming quality custom home has had many upgrades and improvements. Great curb appeal with an attractive front porch in a super quiet setting surrounded by nature, this property is only a 5 minute commute to downtown. A must to view!