

## \$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

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	Vimy Ridge Acad, École Maurice
High	Vimy Ridge Acad, École Maurice

**Additional Information**

Date Listed	June 7th, 2025
Days on Market	31
Zoning	Zone 18
Condo Fee	\$4,150

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