

\$474,900 - 8223 189a Street, Edmonton

MLS® #E4462547

\$474,900

5 Bedroom, 2.00 Bathroom, 1,323 sqft
Single Family on 0.00 Acres

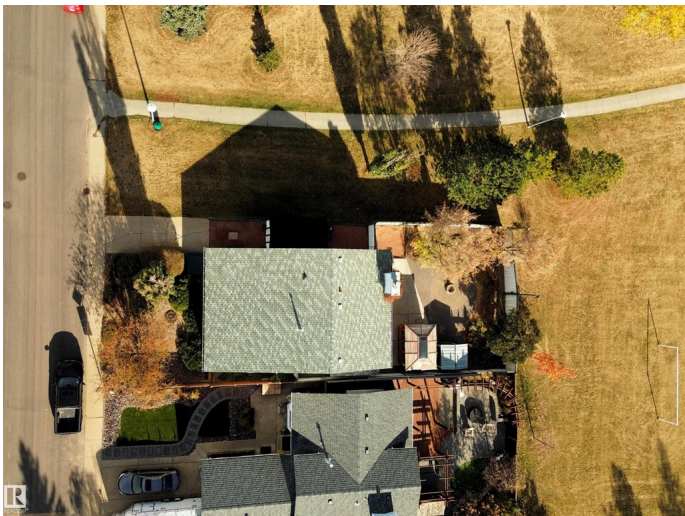
Aldergrove, Edmonton, AB

Tucked right into the edge of Primrose Park, immerse yourself into a lifestyle fit for everyone’s needs with this delightfully updated 4 level split home with over 2,500 sq ft of living space offering 5 bedrooms, vaulted ceilings and suite potential! Enjoy your quiet low maintenance backyard year round with mature trees, a fire pit for nights under the stars and a private gazebo wrapped around your hot tub to relax in after a long day. Features of this home include aluminum siding, newer vinyl plank flooring, A/C, wood pellet stove, a reverse osmosis system in the kitchen, high efficiency furnace and a newer hot water tank. Walk to Primrose playground, Aldergrove Elementary School and only a short distance to the upcoming West LRT line!

Built in 1984

Essential Information

MLS® #	E4462547
Price	\$474,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	0.00
Year Built	1984



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8223 189a Street
Area	Edmonton
Subdivision	Aldergrove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4Z7

Amenities

Amenities	Air Conditioner, Fire Pit, Front Porch, Gazebo, Hot Tub, Hot Wtr Tank-Energy Star, Patio, Vaulted Ceiling, Vinyl Windows
Parking	Front Drive Access

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 17th, 2025

Days on Market 6

Zoning Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 23rd, 2025 at 9:02pm MDT