

# \$499,900 - 6607 89 Avenue, Edmonton

MLS® #E4437824

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,276 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

The perfect family home awaits in the heart of Kenilworth! This beautifully maintained 4-bedroom home offers comfort, space, and quality upgrades throughout. The main floor features rich hardwood flooring, new triple-pane windows with Hunter Douglas blinds, and a spacious open-concept layout ideal for entertaining. The large kitchen boasts a central island, ample counter space, generous pantry, and a sleek new Miele dishwasher—perfect for family gatherings. The luxurious 5pc main floor bathroom serves three well-sized bedrooms. SEPARATE SIDE ENTRANCE leads downstairs, you’ll find a fully finished basement complete with a 4th bedroom, 3pc bath, laundry room with a new dryer, and a stylish wet bar with cabinetry—ideal for guests or movie nights. Outside, enjoy an oversized double garage and a large driveway offering plenty of parking. Close to schools, shopping, and short commute to downtown! Move-in ready and packed with thoughtful upgrades, this Kenilworth gem is ready to welcome its next family!

Built in 1963

## Essential Information

MLS® # E4437824

Price \$499,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,276
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6607 89 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0N1

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Carbon Monoxide Detectors, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Detached, Heated

### **Interior**

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	15
Zoning	Zone 18

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