

Courtesy Of Lisa Haraba and Troy Chabillon Of Exp Realty

## \$305,000 - 5731 189 Street, Edmonton

MLS® #E4425193

**\$305,000**

3 Bedroom, 2.00 Bathroom, 1,058 sqft  
Condo / Townhouse on 0.00 Acres

Jamieson Place, Edmonton, AB

Discover the perfect blend of comfort and convenience in this low-maintenance home, nestled in a welcoming 45+ community in West Edmonton that is close to shopping, parks and the Anthony Henday. Thoughtfully designed for easy living, the main floor features two spacious bedrooms, a bright and inviting living area, and a well-appointed kitchen. A three-piece bath and the added convenience of main floor laundry make everyday tasks effortless. Step outside onto the sunny west-facing deck, perfect for enjoying your morning coffee or unwinding in the evening. Downstairs, the partially finished basement offers a third bedroom, an additional bathroom, and a large recreational room, providing plenty of space for guests, hobbies, or relaxation. A generous workshop and ample storage ensure you'll never run out of room for projects or seasonal items. The single attached garage adds extra convenience, especially during cold winter mornings, while the newer furnace and hot water tank provide peace of mind.

Built in 1989

### Essential Information

MLS® # E4425193

Price \$305,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	5731 189 Street
Area	Edmonton
Subdivision	Jamieson Place
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2G8

### **Amenities**

Amenities	Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	23
Zoning	Zone 20
Condo Fee	\$429

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 April 4th, 2025 at 1:17pm MDT