

## **\$895,000 - 9333 87 Avenue, Edmonton**

MLS® #E4418461

**\$895,000**

5 Bedroom, 4.00 Bathroom, 2,184 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

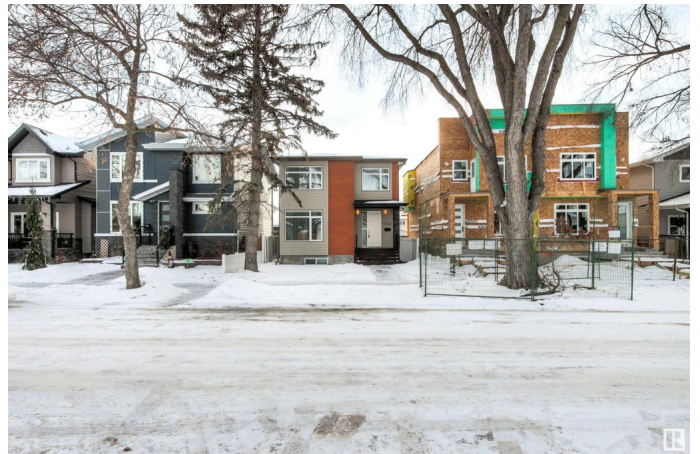
Excellent Size Newer 2017 Built 2 Storey, Outstanding Location and Value Nestled on a picturesque, tree-lined street in historic and highly sought-after Bonnie Doon. Steps only 1 blk from Mill Creek Ravine, parks, trails, and Edmonton's breathtaking river valley !! This home boasts quick access to Downtown, U of A, and vibrant shopping & dining. With approx. 3,375 sq. ft. of developed living space, including a bright, income-generating or extended family quality same as main floor LEGAL 2-Bedroom Basement Suite. Elegant and Versatile The sun-drenched main floor features a chef's kitchen with a large island, a spacious dining area, and a den that can double as a bedroom next to a full bath. Upstairs, the oversized bonus room is perfect for cozy family nights, while the private primary suite impresses with expansive closets and a spa-like ensuite. Designed for entertaining and everyday comfort, this home offers endless possibilities in one of Edmonton's most desirable neighborhoods ! Beautiful Living Here

Built in 2016

### **Essential Information**

MLS® # E4418461

Price \$895,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,184
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9333 87 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1K3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks, Infill Property
Parking Spaces	6
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stone, Stucco
Exterior Features	Back Lane, Cross Fenced, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 15th, 2025

Days on Market 80

Zoning Zone 18

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Listing information last updated on April 5th, 2025 at 6:32am MDT