

## **\$888,000 - 9234 95 Street, Edmonton**

MLS® #E4443756

**\$888,000**

4 Bedroom, 3.00 Bathroom, 2,718 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Peaceful quiet tree lined street in the vibrant Community Bonnie Doon. 1/2 block from Mill Creek Ravine walking/bike trails, walk to all levels of Francophone schools. Private Massive Park in your backyard, deck, landscaped, fenced. Wide open floor plan, ideal for the family & entertaining. Open foyer, vaulted ceilings, hardwood floors, brick floor to ceiling gas fireplace. 4 season beautiful solarium, main floor Den/Play/Music room. Open layout kitchen, granite countertops, tons cabinetry, large island w/gas countertop stove, built-in oven, dining area built-in cabinet. Main floor bedroom, laundry room, 2 piece. bath. Upstairs primary suite is huge 3 piece ensuite bath w/soaker tub & 2 more large bedrooms, 4 piece bath. Downstairs space is ideal for a home theatre room has a 2 piece bathroom, 2 storage area's, utility room. Dream garage 30x20 w/a little workshop room, RV parking. Newer appliance, air conditioning! Ravine, trails, schools, parks, shopping! Fantastic area....this community is a lifestyle!

Built in 1970

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4443756  |
| Price    | \$888,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 2,718                  |
| Acres          | 0.00                   |
| Year Built     | 1970                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9234 95 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3W8        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, R.V. Storage, Vaulted Ceiling, See Remarks |
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Over Sized, RV Parking, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing, Glass Door  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | École publique Gabrielle-R |
| Middle     | École Michaëlle-Jean       |
| High       | École Maurice-Lavallée     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 18         |

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Listing information last updated on July 23rd, 2025 at 6:47am MDT