

\$948,000 - 8849 91 Street, Edmonton

MLS® #E4448545

\$948,000

6 Bedroom, 3.50 Bathroom, 2,672 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

BEAUTIFUL EXECUTIVE BONNIE DOON 2 STOREY, Built New in 2004, has perhaps THE PRETTIEST BASEMENT SUITE (LEGAL) YOU'LL EVER SEE! Home is architecturally designed to be Aesthetic, Comfortable & Energy Efficient! 9ft Ceilings, Oversized Windows, Gorgeous Open Staircase and light hardwood floors create a SPACIOUS & AIRY FEEL. The Kitchen has a pantry, granite counters, coffee bar and eat-at-island c/w sink. ALL APPLIANCES UPGRADED in 2021, including a BOSCH 800 Fridge & GE Café Double-Oven INDUCTION Range with deluxe hood-fan. Upper level has 3 bedrms, (1 w/Balcony), 4PC Bath and a LOVELY PRIMARY BEDRM & ENSUITE c/w Soaker Tub, Sep Shower & Walk-in closet. BIG-TICKET UPGRADES... 50 Yr Arch Shingles (2024), 2 NEW Furnaces c/w humid's (2024), PLUS A NEW WINTER RATED HEAT PUMP (replaces AC). Numerous new blinds on main & upper levels. Yard has Low-Maint Landscaping & the Deck & Fence have been redone (2020). ALL NEW Flooring in Bsmt Suite. Heated OVERSIZED 26' x 24' GARAGE has a floor sump to capture winter slush!

Built in 2004

Essential Information



MLS® #	E4448545
Price	\$948,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,672
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8849 91 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3N3

Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Public Transportation, Schools, See Remarks
Roof	Fiberglass
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	5
Zoning	Zone 18

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