

## \$958,000 - 9245 93 Street, Edmonton

MLS® #E4432192

**\$958,000**

4 Bedroom, 3.50 Bathroom, 2,189 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this beautifully finished home in the heart of Bonnie Doon, perfectly situated on a quiet street facing Bonnie Doon Park. Just 5 minutes to downtown and Bonnie Doon Centre, and steps to Mill Creek Ravine. The backyard is fully fenced and landscaped â€“ complete with a deck and an oversized double detached garage. Inside, the main floor offers a dedicated office space, powder room, plus an open-concept living and dining area with a gas fireplace. The chef's kitchen offers a large island, walk-in pantry, and connects to the mudroom for additional storage and backyard access. Upstairs includes three bedrooms, including a primary suite with a private balcony, walk-in closet, and a dual-sink 4 pc ensuite. A second full bathroom, and a laundry room with cabinetry and sink complete this level. The finished basement includes a large rec room with wet bar, a 4th bedroom, 3 pc bathroom, and ample storage space!

Built in 2018

### Essential Information

MLS® #	E4432192
Price	\$958,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,189
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9245 93 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3T5

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Deck, Wet Bar
Parking Spaces	2
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Hardie Board Siding

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Rutherford School  
Middle                              Kenilworth School  
High                                McNally School

**Additional Information**

Date Listed                      April 23rd, 2025  
Days on Market                9  
Zoning                              Zone 18

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 May 2nd, 2025 at 9:32am MDT