

## **\$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	2
Zoning	Zone 18

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