# \$1,250,000 - 9535 88 Avenue, Edmonton

MLS® #E4425258

## \$1,250,000

4 Bedroom, 3.00 Bathroom, 3,169 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

RARE OPPORTUNITY in BONNIE DOON! This stunning, almost 3,200 sq. ft. home offers the perfect blend of modern upgrades, prime location, and spacious living. Just steps from Mill Creek Ravine, local shops, and the Faculté Saint-Jean, this fine property sits on a large, south-facing lot with a beautifully renovated exterior. Inside, the open-concept island kitchen and great room provide an inviting space for entertaining, complete with a cozy fireplace. The second floor boasts three large bedrooms and a bonus area, while the main floor features a 4th bedroom or office with a full bathroom & huge walk-in pantry/laundry. THE PRIMARY suite is huge and has a steam shower in the ensuite. A 3rd story family room offers a wet bar & breathtaking views. Enjoy the added space of a fully finished basement w/ Rec room, a gym area and ample storage. AIR CONDITIONING and PARKING for 3! A double attached garage and an oversized single detached garage completes this exceptional home. Don't miss this incredible opportunity!

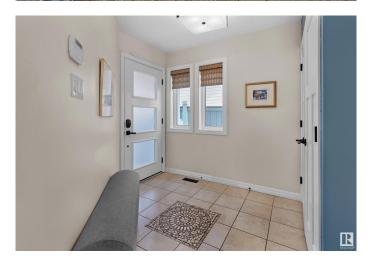


#### **Essential Information**

MLS® # E4425258 Price \$1,250,000







Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 3,169

Acres 0.00

Year Built 1955

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

# **Community Information**

Address 9535 88 Avenue

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1M7

#### **Amenities**

Amenities Air Conditioner, Patio

Parking Spaces 5

Parking Double Garage Attached, Over Sized, Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Oven-Built-In, Stove-Countertop Electric, Washer,

Window Coverings, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood

Exterior Features Landscaped, Playground Nearby, Ravine View, Schools

Roof Asphalt Shingles

Construction Wood

Foundation Concrete Perimeter

# **School Information**

Elementary Rutherford

High Ecole Maurice Lavallee

## **Additional Information**

Date Listed March 10th, 2025

Days on Market 33

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 April 12th, 2025 at 2:17am MDT