

## **\$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	13
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 July 31st, 2025 at 6:02am MDT