

# \$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 Faculty 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!

Built in 1955

## 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 | 22               |
| Zoning         | Zone 18          |

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Listing information last updated on April 1st, 2025 at 12:17pm MDT