# \$1,399,800 - 9346 83 Avenue, Edmonton

MLS® #E4426617

#### \$1,399,800

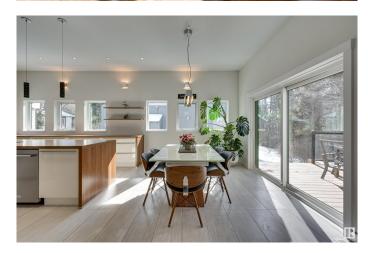
4 Bedroom, 3.50 Bathroom, 2,111 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to the Mill Creek Treehouse a one-of-a-kind modern home nestled in the Mill Creek Ravine. This architecturally designed partial walkout by E3 Architecture, built by Effect Homes, offers seamless indoor-outdoor living with private, tranquil views. Situated on a top-of-the-bank lot, it boasts natural light, privacy, and stunning scenery, with easy access to U of A and downtown Edmonton. High-end construction includes an ICF foundation, 2x8 exterior walls, imported Nobilia kitchen, and triple-pane windows. Featuring 4 bedrooms and 3.5 bathrooms. The main level offers a breathtaking living space with 270-degree ravine views, an extensive chef's kitchen, mudroom, and a 25x23 double garage. The spacious primary suite has vaulted ceilings, 12 windows, and a spa-like 5-piece ensuite. Upstairs offers laundry, a full bath, and two bedrooms-one with a loft. The basement includes a family room, bedroom/fitness room, den, wet bar, and private patio area. A true masterpiece in a serene, secluded location!







Built in 2013

### **Essential Information**

MLS® # E4426617 Price \$1,399,800 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,111

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9346 83 Avenue

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1B8

#### **Amenities**

Amenities Bar, Ceiling 10 ft., Closet Organizers, Deck, Insulation-Upgraded, No

Smoking Home, Patio, Vaulted Ceiling, Infill Property, Exterior Walls

2"x8", HRV System, Natural Gas BBQ Hookup

Parking Spaces 3

Parking Double Garage Attached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave,

Stove-Countertop Electric, Vacuum System Attachments, Washer,

Window Coverings, Wine/Beverage Cooler, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Backs Onto Park/Trees, Corner Lot, Creek, Hillside, No Through Road,

Park/Reserve, Public Transportation, Ravine View, Schools, Shopping

Nearby, Treed Lot

Roof See Remarks

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 14

Zoning Zone 18

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