

# \$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	29
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 8th, 2025 at 5:02am MDT