

Courtesy Of Jeffrey C Lewis Of RE/MAX Elite

# \$1,895,000 - 9630 95 Avenue, Edmonton

MLS® #E4429999

**\$1,895,000**

4 Bedroom, 3.50 Bathroom, 3,605 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Front Row Seating to Edmonton's Downtown skyline! Not too often does a home like this come to the market with beautiful downtown views and the privacy of backing a ravine. With 5150 total SF of living space sitting on a huge 50' x 185' lot you get a huge private yard and a large 4 Bed plus Den, 4 Bath house with living space on 4 levels. The upgrades on this custom 2008 build are immense, Subzero fridge, Reverse Osmosis water, in floor heating, Smart Home Automation, Central Vac, Irrigation and many more. The main floor is flooded with tons of natural light, open concept kitchen, living and dining, 19' ceilings Open to above, main floor mudroom and laundry, and composite deck with 220V wiring for Hot Tub/Sauna. The second level has 3 large bedrooms, ensuite, second laundry room and a bonus room with amazing views of Downtown Edmonton. The 3rd level loft space is perfect for an office or flex room. In the basement there is a wine room, open living space, bedroom with full bath and an office.

Built in 2008

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4429999    |
| Price  | \$1,895,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 3,605                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9630 95 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2A4        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Bar, Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Infill Property |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum Systems, Water Distiller, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Oven Built-In-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco                                     |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco                                     |
| Foundation        | Concrete Perimeter                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 18          |

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Listing information last updated on April 16th, 2025 at 4:47am MDT