# \$524,999 - 9426 95 Street, Edmonton

MLS® #E4430535

#### \$524,999

3 Bedroom, 2.00 Bathroom, 850 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated on a quiet, tree-lined street in the heart of Bonnie Doon, this spacious and well-maintained home offers incredible potential for homeowners, investors, or developers alike. Set on a generous 57 ft by 89 ft lot with small-scale residential zoning, the property presents excellent development opportunities. Inside, you'll find 3 bedrooms, 2 bathrooms, 2 kitchens, and 2 fireplacesâ€"perfect for extended family living or future suite possibilities. Large windows throughout fill the home with natural sunlight, complemented by new flooring and windows in select areas. Just moments from the LRT, Bonnie Doon Mall, downtown Edmonton, and the city's beautiful ravine trail system, this property is ideally located in one of Edmonton's most desirable and connected neighborhoods.



## **Essential Information**

MLS® # E4430535

Price \$524,999

Bedrooms 3

Bathrooms 2.00

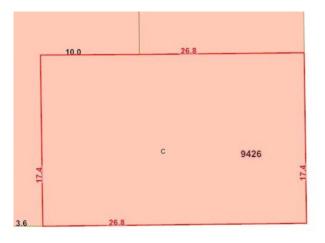
Full Baths 2

Square Footage 850

Acres 0.00







Year Built 1944

Type Single Family

Sub-Type Detached Single Family

Style Bungalow Status Active

# **Community Information**

Address 9426 95 Street

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3X3

# **Amenities**

Amenities See Remarks, Vacuum System-Roughed-In

Parking Over Sized, Parking Pad Cement/Paved, Single Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Washer, Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs,

Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

### **School Information**

High École Maurice-Lavallée

## **Additional Information**

Date Listed April 10th, 2025

Days on Market 5

Zoning Zone 18

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