

## \$564,900 - 9016 88 Street, Edmonton

MLS® #E4455543

### \$564,900

3 Bedroom, 2.00 Bathroom, 1,033 sqft  
Single Family on 0.00 Acres

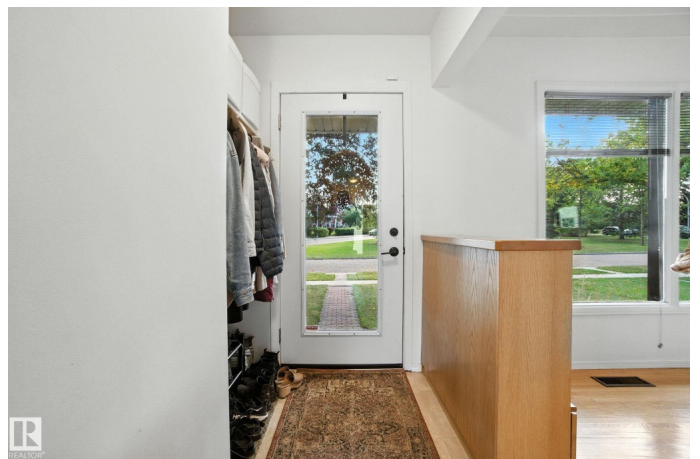
Bonnie Doon, Edmonton, AB

BEAUTIFUL, BRIGHT & PARK FACING 1,033 sqft Bungalow in the HIGHLY desired & FAMILY FRIENDLY Bonnie Doon. Upstairs, this home features 2 bedrooms & fully renovated (2021) full 4pc bath. Primary bedroom has new flooring (2025). The spacious kitchen is perfect for cooking and entertaining, while the bright living room, with large windows, floods with natural light. Sliding patio doors in the dining room open to a back patio, ideal for outdoor enjoyment. The renovated basement (2024) offers a spacious recreation room, laundry/storage space & bedroom with a 3pc ensuite! Outside, enjoy an oversized double garage and huge sunny backyard with plenty of space for activities! Recent upgrades include FURNACE/CENTRAL AIR CONDITIONING (2022), HWT (2021) & roof (2014). You will love this central Bonnie Doon location- excellent access to downtown! Walking distance to Faculte St Jean, The Columbian, and Cafe Bicyclette! Don't miss out on this prime opportunity!

Built in 1954

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4455543  |
| Price  | \$564,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,033                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9016 88 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3J6        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner                    |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                           |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | RUTHERFORD SCHOOL |
| Middle     | KENILWORTH SCHOOL |
| High       | MCNALLY SCHOOL    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 18             |

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Listing information last updated on September 15th, 2025 at 5:17am MDT