

## \$559,900 - 9237 95 Street, Edmonton

MLS® #E4457242

**\$559,900**

5 Bedroom, 3.50 Bathroom, 1,852 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

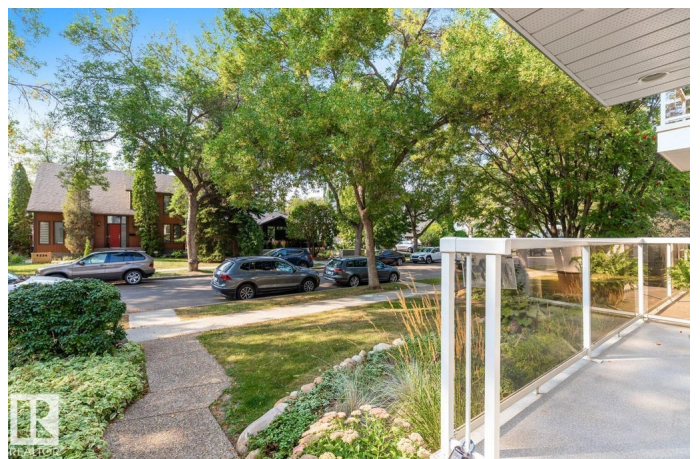
Fantastic Bonnie Doon location just steps from Mill Creek Ravine! This well-kept half duplex has been lovingly maintained & is move-in ready. Hardwood floors span the main level. Enjoy the open concept kitchen, dining area & family rm with sliding doors leading to the deck. The front living space is ideal for a reading nook or music rm. Also on this floor are the powder rm & laundry for added convenience. Upstairs features 3 bdrms, including a primary suite with a 4-piece ensuite, walk-in closet & private balcony. The fully finished lower level, with separate entrance, includes a living area, 2 bdrms, full bath, generous storage & is plumbed for a potential 2nd kitchen & basement laundry. The fenced backyard includes exposed aggregate walkways. A dbl detached garage & extra driveway parking complete the package. Located on a tree-lined street, just a short walk to Bonnie Doon Community Park with a playground, spray park, rink, & sledding hill. Close to schools, cafes, shopping, transit & mins to Downtown.

Built in 1994

### Essential Information

MLS® # E4457242

Price \$559,900



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,852         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9237 95 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3W9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                                                                 |
| Stories           | 3                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Stucco     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 11th, 2025

Days on Market                3

Zoning                            Zone 18

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Listing information last updated on September 14th, 2025 at 9:17pm MDT