

## \$949,900 - 9315 94 Street, Edmonton

MLS® #E4449564

**\$949,900**

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

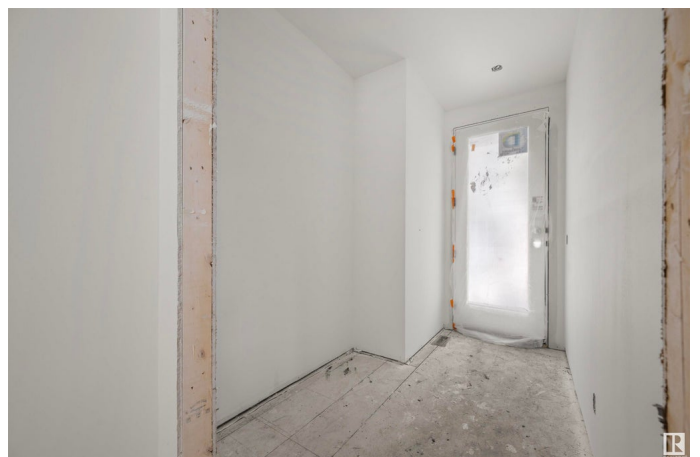
Situated on one of the best streets in Bonnie Doon, this exceptional two-storey infill by Spire Developments w/ interior design by Nako Design offers nearly 3000 sq. ft. of living space, crafted beyond typical homes in this price point. Steps from Bonnie Doon Park & mins from downtown, this home combines superior construction, elegant design, & a prime location. The main floor is open & airy, ideal for entertaining & lounging. Striking elements include a shou sugi ban wall & custom foyer, creating a bold first impression. The spacious kitchen, w/ 12-foot island, walk-in pantry, & high-end appliances, exemplifies form & function for modern living. Upstairs are 3 sizable bdrms, including a primary w/ vaulted ceilings & spa-like ensuite. The oversized basement adds space, w/ a large rec room, 4th bdrm, 3rd full bath, & potential for a 5th bdrm/gym/office, offering flexibility. Designed & finished to rival homes in much higher price brackets, this Bonnie Doon gem is truly one of a kind. Est. End of Sept Poss!

Built in 2024

### Essential Information

MLS® # E4449564

Price \$949,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,905                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9315 94 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3V6        |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, See Remarks |
| Parking   | Double Garage Detached                                                       |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Finished                                                                            |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Brick, Stucco, Vinyl   |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 18         |

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Listing information last updated on August 7th, 2025 at 6:02pm MDT