

## \$624,900 - 9221 93 Street, Edmonton

MLS® #E4453834

**\$624,900**

4 Bedroom, 3.50 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

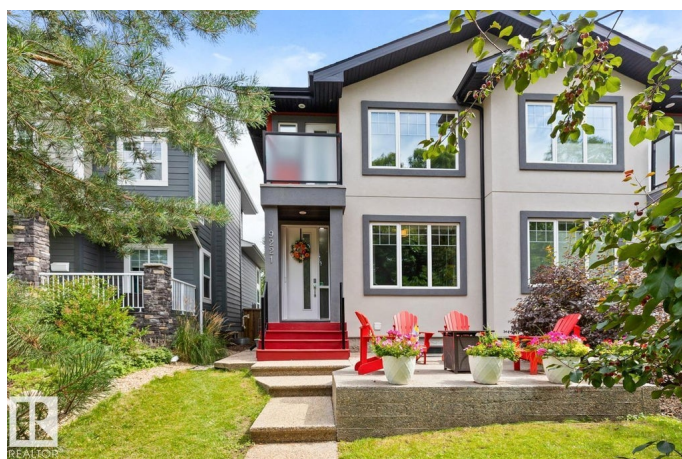
Welcome to this clean & modern family home in the heart of Bonnie Doon facing a park! This 4-bedroom, 3.5-bath 1½ duplex features an open layout with a front office & a stunning white kitchen with large island, eating bar, and upgraded stainless steel appliances- a chef's dream. The dining room has upgraded pantry cupboards, and the living room boasts floor-to-ceiling windows flooding the space with natural light. French doors lead to the mudroom and half bath. Upstairs includes laundry by the master bedroom with a spacious 5-piece ensuite, dual sinks, and a private patio overlooking the park. Two additional bedrooms complete the upper level. The fully finished basement offers a bedroom and is roughed-in for potential basement suite. Upgrades include AC, custom blinds, BBQ gas line, dual-phase furnace, gazebo, extended deck, full alarm system, and a double detached garage with insulation and gas furnace. Located just steps from scenic ravines, playgrounds, and walking trails, perfect for outdoor lovers!

Built in 2016

### Essential Information

MLS® # E4453834

Price \$624,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,619         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9221 93 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3T5        |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, See Remarks, Infill Property |
| Parking   | Double Garage Detached                                                                                         |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                            |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby, See Remarks

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 18           |

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Listing information last updated on August 28th, 2025 at 6:32am MDT