

## **\$1,575,000 - 9303 94 Street, Edmonton**

MLS® #E4428478

**\$1,575,000**

5 Bedroom, 4.50 Bathroom, 3,116 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

This is the finest home on the market today in Bonnie Doon! This 5 bedroom, 4.5 bathroom home has nearly 4700sf of entertaining and living space on four floors. This loving home has so many custom features that you need to see it, to grasp it all. Located in the heart of Bonnie Doon, you're literally a few steps to the park and ice rink and community hall. Bonnie Doon is situated mere minutes to downtown and sits on top of Mill Creek Ravine. This home features 10ft ceilings, infloor heating throughout the entire home, 2 fireplaces, custom built ins everywhere. The dining room can hold a dozen people, eat in kitchen area as well as kitchen nook area that could be expanded for additional seating in the living room. Head upstairs to the primary bedroom and spa like bathroom with a fireplace, kids rooms are generously sized and have Jack n Jill bathroom. The 3rd floor is amazing, whether it's a man/she cave or additional living room, it leads onto your ROOFTOP patio which is next level ! Best home in the area

Built in 2014

### **Essential Information**

MLS® #	E4428478
Price	\$1,575,000
Bedrooms	5



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,116
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	9303 94 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3V6

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Hot Water Instant, Sprinkler Sys-Underground, Infill Property
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction, Curtains and Blinds, Hot Tub
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Corner Lot, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 1st, 2025
Days on Market	27
Zoning	Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 4:32am MDT