

\$1,200,000 - 9232 95 Street, Edmonton

MLS® #E4438512

\$1,200,000

1 Bedroom, 4.50 Bathroom, 2,541 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Imagine a 2541 sq ft bungalow located on a quiet street next to Millcreek Ravine. This large home has 3 bedrooms, a den, a main floor laundry room, impressive vaulted ceilings and a 2 piece water closet by the large foyer. The ceilings have skylights in the kitchen and a bright floor plan. The spacious primary bedroom includes a six piece ensuite and a walk in closet. An open kitchen and living room with an abundance of natural light completes the main floor. The basement has a bonus room with 1 bedroom and a 4piece bathroom that includes a steam shower. The walkout basement also includes another kitchen, laundry room, 2 bedrooms, and a family room with huge windows that brighten this basement. This house sits on a 50 x 185 ft parcel in a prime location. The home has the benefit of feeling near nature and downtown. Included, is a three car garage and room for a RV parking.

Built in 1952

Essential Information

MLS® #	E4438512
Price	\$1,200,000
Bedrooms	1
Bathrooms	4.50
Full Baths	4



Half Baths	1
Square Footage	2,541
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9232 95 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3W8

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dugout Basement, Insulation-Upgraded, No Smoking Home, Pool-Outdoor, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	5
Parking	Insulated, Triple Garage Detached
Has Pool	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Fan Coil, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Suite	Yes
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

School Information

Elementary Rutherford

Middle Donnan

High Vimy Ridge

Additional Information

Date Listed May 24th, 2025

Days on Market 13

Zoning Zone 18

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