

## \$949,800 - N/A, Edmonton

MLS® #E4442683

**\$949,800**

4 Bedroom, 3.00 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

In Prestigious community of Bonnie Doon, Little shy than 2400 sq ft Executive Custom 2 story is built for your comfort and busy schedule. 18ft ceiling in Living area with big picture windows, Flex/office room at main floor and 3 piece washroom. Full of custom cabinetry, quartz counter top, huge walk in pantry, mud room with organizers leads you too a huge covered deck to enjoy BBQ with already hooked up gas line. Top of the line lighting & plumbing fixtures, SIDE Entry to basement for future development. Metal railing going upstairs to extra wide stairs, Bonus room to watch kids playing in park, master bedroom with huge walk in closet, 4 piece ensuite, 2 other bedrooms and 4 piece washroom. Laundry room is conveniently located at upper floor with built in linen closets. Tons of natural light. Easy access to LRT, Bonnie Doon Mall, 82 Ave, downtown Edmonton, the city's beautiful ravine trail system and U of A campus

Built in 2025

### Essential Information

MLS® #	E4442683
Price	\$949,800
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,366
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3T5

### Amenities

Amenities	Ceiling 9 ft., Deck, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Picnic Area, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
-------------	-----------------

Days on Market 19  
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 July 4th, 2025 at 11:17pm MDT