

# \$524,999 - 9426 95 Street, Edmonton

MLS® #E4430535

## \$524,999

3 Bedroom, 2.00 Bathroom, 850 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated on a quiet, tree-lined street in the heart of Bonnie Doon, this spacious and well-maintained home offers incredible potential for homeowners, investors, or developers alike. Set on a generous 57 ft by 89 ft lot with small-scale residential zoning, the property presents excellent development opportunities. Inside, you'll find 3 bedrooms, 2 bathrooms, 2 kitchens, and 2 fireplaces—perfect for extended family living or future suite possibilities. Large windows throughout fill the home with natural sunlight, complemented by new flooring and windows in select areas. Just moments from the LRT, Bonnie Doon Mall, downtown Edmonton, and the city's beautiful ravine trail system, this property is ideally located in one of Edmonton's most desirable and connected neighborhoods.

Built in 1944

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430535  |
| Price          | \$524,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 850       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1944                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9426 95 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3X3        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | See Remarks, Vacuum System-Roughed-In                        |
| Parking   | Over Sized, Parking Pad Cement/Paved, Single Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                             |
| Appliances        | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                    |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door                                   |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished                               |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**School Information**

High                      École Maurice-Lavallée

**Additional Information**

Date Listed              April 10th, 2025

Days on Market        83

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 2nd, 2025 at 7:02am MDT