

Courtesy Of Alma Hadzic Of MaxWell Polaris

## **\$869,900 - 8806 85 Avenue, Edmonton**

MLS® #E4459844

**\$869,900**

4 Bedroom, 3.50 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

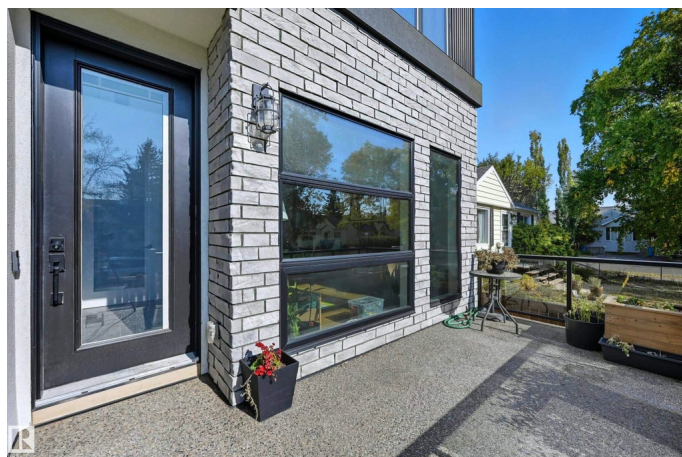
LUXURIOUS & INCOMPARABLE best describes this beautifully designed 4 bed & 3.5 bathroom home nestled on a picturesque, tree-lined street in highly sought-after Bonnie Doon! Open concept layout offering over 2400 sqft of total living space, this Spire Developments home boats a WEALTH OF DESIGN FEATURES expected in a home of this caliber including A/C, elegant hardwood floors, glass feature wall w/ an open wood tread staircase, LARGE WINDOWS throughout creating a bright & airy atmosphere & a DREAM GOURMET KITCHEN w/ ample cabinetry & high-end stainless steel appliances w/ gas range. Sunlit primary with a spa-like ensuite, two additional bedrooms, laundry room & 4 piece bath complete the upper level. FULLY FINISHED BASEMENT w/ large rec room, wet bar, 4th bedroom, & bath - perfect for entertaining or accommodating guests! DOUBLE CAR GARAGE, triple pane windows, HRV, & more. Steps to restaurants, cafes, Mill Creek Ravine, LRT, w/ quick access to U of A & Downtown. This home blends luxury with community spirit

Built in 2019

### **Essential Information**

MLS® # E4459844

Price \$869,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8806 85 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1G9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Parking-Extra, Vaulted Ceiling, Wet Bar, Infill Property, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal, Stucco
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Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Rutherford School
Middle	Kenilworth, St Brendan
High	McNally

### Additional Information

Date Listed	September 27th, 2025
Days on Market	2
Zoning	Zone 18

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Listing information last updated on September 29th, 2025 at 9:32am MDT