

## \$859,900 - 8831 94 Street, Edmonton

MLS® #E4462511

**\$859,900**

4 Bedroom, 3.50 Bathroom, 1,918 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Discover a rare opportunity in the heart of Bonnie Doon! This stunning, custom-built 1,917 sqft 2-storey blends striking modern design w/ thoughtful functionality. Featuring 4 bdrms and 3.5 baths, every inch of this home is designed to impress. The bright, open main flr showcases a chef-inspired kitchen w/ quartz countertops, S/S appliances, a designer tile backsplash, walk-in pantry & built-in workstation. The showstopping open riser staircase framed in glass floods the living room w/ light, adding a bold architectural statement. A spacious mudroom and 2pc bath at the rear entry lead seamlessly to the dbl detached garage. Upstairs, retreat to a luxurious primary suite w/ a spa-style ensuite & HUGE oversized walk-in shower. The fully finished 9-ft basement offers a large rec rm, 4th bdrm, 4pc bath, & ample storage – perfect for family living or guests. Ideally located steps from Mill Creek Ravine and minutes to downtown, this is urban living at its finest – stylish, rare, and and move-in ready.

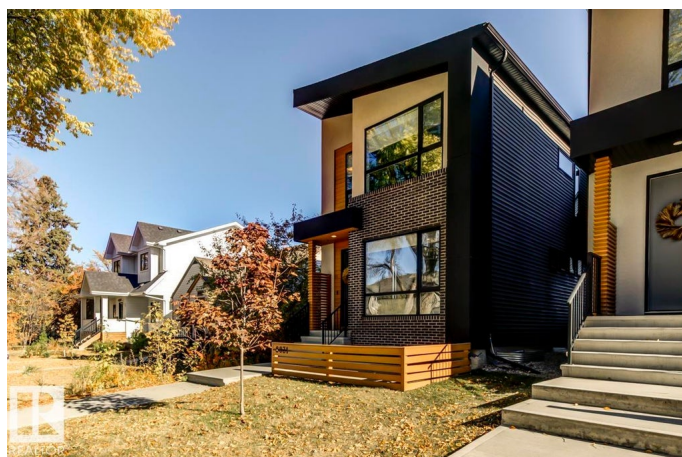
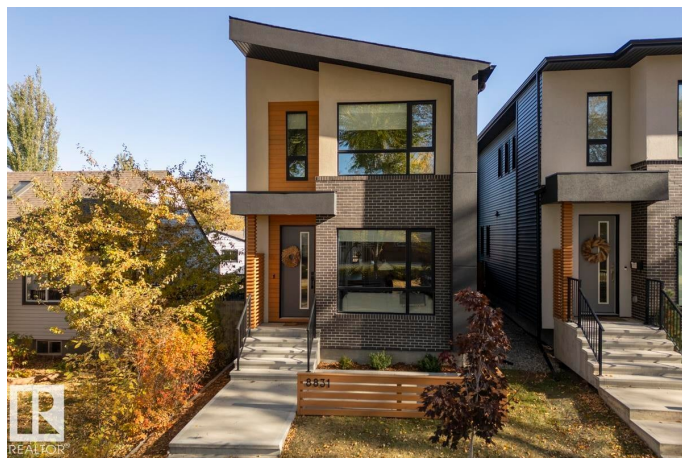
Built in 2019

### Essential Information

MLS® # E4462511

Price \$859,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,918                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8831 94 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3X2        |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", Vinyl Windows, Infill Property, HRV System |
| Parking   | Double Garage Detached                                                                                                  |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                               |
| Fireplace         | Yes                                                                                                     |
| Fireplaces        | Insert, Remote Control                                                                                  |
| Stories           | 3                                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                             |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, |

Public Swimming Pool, Public Transportation, Schools, Shopping  
Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed October 17th, 2025  
Days on Market 5  
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 October 22nd, 2025 at 10:02am MDT