

Courtesy Of Sheldon Casavant Of Century 21 Masters

\$599,000 - 9246 90 Street, Edmonton

MLS® #E4465775

\$599,000

4 Bedroom, 3.50 Bathroom, 1,664 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Centrally located in Bonnie Doon, and close to Downtown, Mill Creek Ravine, Whyte Ave, and the LRT, this stunning 4 bed half-duplex offers stylish living close to all the action. The 9' ceilings, engineered hardwood flooring, and spacious open concept layout welcomes you into this upgraded and well maintained home. Beyond the bright front dining/living room with gas fireplace lies your kitchen with stainless steel appliances, quartz countertops, pantry closet, gas stove, and ample counter space. The upstairs features your primary suite with walk-in closet and 5-piece ensuite with double vanity. The laundry room with sink, 2 additional bedrooms, and a 4-piece main bath completes the upstairs. The fully finished basement with separate entrance provides a large rec room, bar, 4-piece bathroom, and 4th bedroom. Enjoy entertaining in your backyard with concrete tile patio, large wood deck, and gas BBQ hook-up. Day to day life is easier with your double detached garage, triple pane window, and central AC.

Built in 2018

Essential Information

MLS® # E4465775

Price \$599,000

Lease Rate \$8



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,664
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9246 90 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3M1

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, Infill Property, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco, Vinyl

Exterior Features Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance
Landscape, Paved Lane, Playground Nearby, Public Transportation,
Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Rutherford, Holyrood

Middle St. Kevin, JH Picard

High Austin O'Brein, JH Picard

Additional Information

Date Listed November 14th, 2025

Zoning Zone 18

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