

## **\$624,900 - 9221 93 Street, Edmonton**

---

MLS® #E4453834

**\$624,900**

4 Bedroom, 3.50 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this clean & modern family home in the heart of Bonnie Doon facing a park! This 4-bedroom, 3.5-bath 1½ duplex features an open layout with a front office & a stunning white kitchen with large island, eating bar, and upgraded stainless steel appliances- a chef's dream. The dining room has upgraded pantry cupboards, and the living room boasts floor-to-ceiling windows flooding the space with natural light. French doors lead to the mudroom and half bath. Upstairs includes laundry by the master bedroom with a spacious 5-piece ensuite, dual sinks, and a private patio overlooking the park. Two additional bedrooms complete the upper level. The fully finished basement offers a bedroom and is roughed-in for potential basement suite. Upgrades include AC, custom blinds, BBQ gas line, dual-phase furnace, gazebo, extended deck, full alarm system, and a double detached garage with insulation and gas furnace. Located just steps from scenic ravines, playgrounds, and walking trails, perfect for outdoor lovers!

Built in 2016

### **Essential Information**

MLS® # E4453834

Price \$624,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,619
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9221 93 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3T5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Gazebo, See Remarks, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,  
Ski Hill Nearby, See Remarks

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

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	1
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 August 21st, 2025 at 2:48pm MDT