

## \$365,000 - 203 8525 91 Street, Edmonton

MLS® #E4422478

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this stunning 2-bedroom + den, 2-bathroom condo in the heart of Bonnie Doon—Edmonton's beloved French Quarter! Just steps from the scenic Mill Creek Ravine, charming caf  s, restaurants, shopping, transit, parks, and top-rated schools, this location offers the perfect blend of urban convenience and natural beauty. Inside, enjoy a spacious and modern layout designed for comfort and functionality. This gorgeous West facing unit includes centralized A/C, In-suite laundry and a large courtyard where a lot of the unit owners like to gather and catch up. A titled underground parking stall and a titled hanging storage cage, also come with this unit which provides ample space/ storage for all your needs. Whether you're an outdoor enthusiast, a foodie, or someone who loves a vibrant community, this condo is a must-see!

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422478  |
| Price          | \$365,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,011     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2016                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 203 8525 91 Street |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 3N1            |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Stucco |
| Exterior Features | See Remarks         |
| Roof              | EPDM Membrane       |
| Construction      | Wood, Stone, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | February 21st, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 68      |
| Zoning         | Zone 18 |
| Condo Fee      | \$646   |

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Listing information last updated on April 30th, 2025 at 8:17pm MDT