

## \$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.

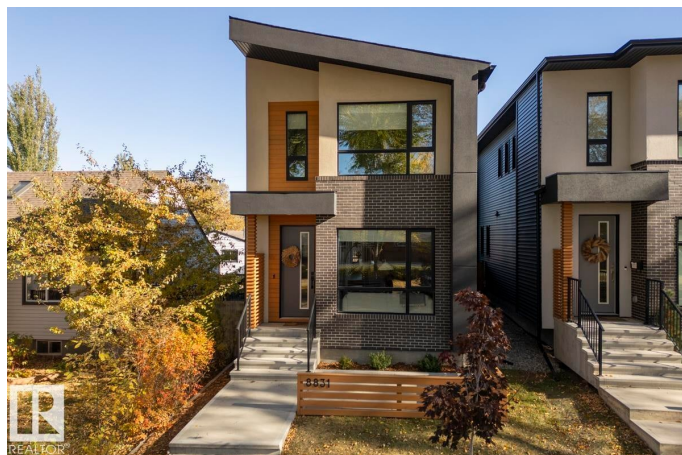
Built in 2019

### 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 7  
Zoning Zone 18

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Listing information last updated on October 24th, 2025 at 3:32pm MDT