

## \$524,900 - 8735 92 Avenue, Edmonton

MLS® #E4433737

**\$524,900**

3 Bedroom, 2.00 Bathroom, 861 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this updated pet/smoke free home with an basement kitchen for inlaws or friends, in the heart of Bonnie Doon! The freshly upgraded kitchen has newer cabinets, undermount sink, and luxurious quartz countertops. Updates include composite front deck, newer shingles on the home and double car garage, soundproofing between floors, fresh paint throughout, and new vinyl plank flooring. The home has a newer fence, and a charming backyard patio with firepit to enjoy your summer nights! Upstairs, you'll find a spacious master bedroom, a second bedroom, and a fully renovated full bath. The fully finished basement is a true gem, offering a separate entrance to a second kitchen with a bedroom, full bath, large family room, den, and shared self contained laundry room, & 2nd kitchen. This home is conveniently located near coffee shops, farmers market with easy access to schools, Bonnie Doon Mall, Whyte Ave, Downtown, the River Valley, and the upcoming Valley LRT line.

Built in 1972

### Essential Information

MLS® # E4433737

Price \$524,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	8735 92 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1S2

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	12
Zoning	Zone 18

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