

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

## \$434,000 - 9008 89 Street, Edmonton

MLS® #E4450837

**\$434,000**

5 Bedroom, 1.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Judicial Sale in Desirable Bonnie Doon! Nestled in the heart of the vibrant Bonnie Doon community, this property sits on a generous 47x122 ft lot—ideal for redevelopment or a full renovation to make it your own. The main floor offers 3 bedrooms, a full bathroom, a spacious living room, and a bright, functional kitchen. Downstairs, the finished basement includes a large family room, two additional bedrooms, ample storage, and a dedicated laundry area. Outside, enjoy a sizeable backyard and a double detached garage—perfect for added convenience and storage. Located minutes from top-rated schools, shopping, Downtown, and the University of Alberta, this property is a fantastic opportunity for both families and savvy investors. Don't miss your chance to unlock the potential of this prime location!

Built in 1946

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450837  |
| Price          | \$434,000 |
| Bedrooms       | 5         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,021     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1946                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9008 89 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3K9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Detached |

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas           |
| Stories      | 2                                   |
| Has Basement | Yes                                 |
| Basement     | Full, Finished                      |

### Exterior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                |
| Construction      | Wood, Stone, Stucco                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                              |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | St. James School  |
| Middle     | J H Picard School |
| High       | Strathcona School |

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market      15  
Zoning                 Zone 18

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