

## \$1,200,000 - 9232 95 Street, Edmonton

MLS® #E4438512

**\$1,200,000**

1 Bedroom, 4.50 Bathroom, 2,541 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Imagine a 2541 sq ft bungalow located on a quiet street next to Millcreek Ravine. This large home has 3 bedrooms, a den, a main floor laundry room, impressive vaulted ceilings and a 2 piece water closet by the large foyer. The ceilings have skylights in the kitchen and a bright floor plan. The spacious primary bedroom includes a six piece ensuite and a walk in closet. An open kitchen and living room with an abundance of natural light completes the main floor. The basement has a bonus room with 1 bedroom and a 4piece bathroom that includes a steam shower. The walkout basement also includes another kitchen, laundry room, 2 bedrooms, and a family room with huge windows that brighten this basement. This house sits on a 50 x 185 ft parcel in a prime location. The home has the benefit of feeling near nature and downtown. Included, is a three car garage and room for a RV parking.

Built in 1952

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4438512    |
| Price      | \$1,200,000 |
| Bedrooms   | 1           |
| Bathrooms  | 4.50        |
| Full Baths | 4           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,541                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9232 95 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3W8        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dugout Basement, Insulation-Upgraded, No Smoking Home, Pool-Outdoor, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 5   |
| Parking        | Insulated, Triple Garage Detached   |
| Has Pool       | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Fan Coil, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 2   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot |
|-------------------|--|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |              |
|--------------|--------------|
| Construction | Wood, Stucco |
|--------------|--------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |            |
|------------|------------|
| Elementary | Rutherford |
|------------|------------|

|        |        |
|--------|--------|
| Middle | Donnan |
|--------|--------|

|      |            |
|------|------------|
| High | Vimy Ridge |
|------|------------|

## Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 24th, 2025 |
|-------------|----------------|

|                |   |
|----------------|---|
| Days on Market | 5 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 18 |
|--------|---------|

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Listing information last updated on May 29th, 2025 at 4:47pm MDT