

## \$550,000 - 8804 91 Avenue, Edmonton

MLS® #E4457499

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,291 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Bonnie Doon! Nestled in the heart of the mature and sought-after Bonnie Doon neighbourhood, this charming bungalow blends character, comfort, and convenience. Situated on wide streets with ample parking, it offers 1,291 sq ft of thoughtfully designed living space on the main floor. Step inside to a spacious living room with a cozy gas fireplace, ideal for relaxing or entertaining. The main level includes two generously sized bedrooms, a versatile den, and a 3-piece bathroom with walk-in shower. The fully finished basement adds even more space, complete with two additional bedrooms and another 3-piece bathroom—perfect for guests, a growing family. Outside, enjoy a large, fully fenced private backyard—ideal for gatherings, gardening, or unwinding. The oversized garage provides ample room for parking and storage. Close to parks, schools, shopping, and public transit, Whyte Ave, with a quick commute to downtown or the U of A, this home offers both tranquility and accessibility.

Built in 1958

### Essential Information

MLS® # E4457499

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,291                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8804 91 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1R2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Bar, No Smoking Home   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Brick Facing, Mantel                                                                                                                   |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 18              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 2:17pm MDT