

## \$465,000 - 8735 92 Avenue, Edmonton

MLS® #E4452009

**\$465,000**

3 Bedroom, 2.00 Bathroom, 853 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this beautifully updated home in the heart of Bonnie Doon! Enjoy a modern kitchen with quartz countertops, newer cabinets, and an undermount sink. Recent upgrades include a composite front deck, newer shingles (house & garage), soundproofing between floors, fresh paint, and vinyl plank flooring. The private backyard features a newer fence, cozy patio, and firepit, perfect for summer evenings. Upstairs offers a spacious primary bedroom, second bedroom, and a fully renovated bath. The finished basement is ideal for in-laws or guests, with a separate entrance, 2nd kitchen, bedroom, full bath, large family room, den, and shared laundry. Impeccably maintained, pet-free and smoke-free – a true move-in-ready gem. All this, just steps from caf  s, schools, Bonnie Doon Mall, Whyte Ave, the River Valley and New LRT line!

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452009  |
| Price      | \$465,000 |
| Lease Rate | \$11      |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 853                    |
| 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, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Detached                             |

### **Interior**

|              |                                                                                                                                                                                                |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, 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 | Back Lane, 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                                                                                                                                                         |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Rutherford              |
| Middle     | St Brendan              |
| High       | Maurice Lavallee - Vimy |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 18          |

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Listing information last updated on September 25th, 2025 at 7:47am MDT