

## \$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
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## Exterior

Exterior	Wood, Stucco
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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
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Roof	Asphalt Shingles
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Construction	Wood, Stucco
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Foundation	Concrete Perimeter
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## School Information

Elementary	Rutherford
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Middle	Donnan
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High	Vimy Ridge
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## Additional Information

Date Listed	May 24th, 2025
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Days on Market	16
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Zoning	Zone 18
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Listing information last updated on June 9th, 2025 at 2:17am MDT