

## \$1,545,000 - 9303 94 Street, Edmonton

MLS® #E4428478

**\$1,545,000**

5 Bedroom, 4.50 Bathroom, 3,116 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

This is the finest home on the market today in Bonnie Doon! This 5 bedroom, 4.5 bathroom home has nearly 4700sf of entertaining and living space on four floors. This loving home has so many custom features that you need to see it, to grasp it all. Located in the heart of Bonnie Doon, you're literally a few steps to the park and ice rink and community hall. Bonnie Doon is situated mere minutes to downtown and sits on top of Mill Creek Ravine. This home features 10ft ceilings, infloor heating throughout the entire home, 2 fireplaces, custom built ins everywhere. The dining room can hold a dozen people, eat in kitchen area as well as kitchen nook area that could be expanded for additional seating in the living room. Head upstairs to the primary bedroom and spa like bathroom with a fireplace, kids rooms are generously sized and have Jack n Jill bathroom. The 3rd floor is amazing, whether it's a man/she cave or additional living room, it leads onto your ROOFTOP patio which is next level ! Best home in the area

Built in 2014

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4428478    |
| Price    | \$1,545,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,116                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9303 94 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3V6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Hot Water Instant, Sprinkler Sys-Underground, Infill Property |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Stove-Induction, Curtains and Blinds, Hot Tub |
| Heating           | In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal, Stucco   |
| Exterior Features | Corner Lot, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing   |
| Construction      | Wood, Brick, Metal, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 140             |
| Zoning         | Zone 18         |

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Listing information last updated on August 18th, 2025 at 9:47pm MDT