# \$814,500 - 9503 88 Avenue, Edmonton

MLS® #E4434089

#### \$814,500

4 Bedroom, 4.00 Bathroom, 1,988 sqft Condo / Townhouse on 0.00 Acres

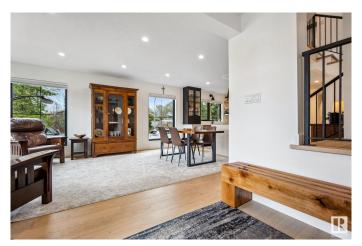
Bonnie Doon, Edmonton, AB

Elevated living in this modern 2.5-storey home showcasing panoramic downtown views from your rooftop patio all nestled in Bonnie Doon, steps from the Mill Creek Ravine.

Open-concept main floor makes this home feel spacious, modern, & filled with natural light. The kitchen showcases a stunning waterfall quartz island, full-height quartz backsplash, upgraded cabinetry, butlers pantry & a premium appliance package. The main floor mudroom, 2 pc bath & access to the rear detached DBL garage for added convenience. The primary bedroom offers a gorgeous 5 pc ensuite, with stand alone tub, dual vanity, custom glass shower, & walk in closet. 2 additional second floor bedrooms & laundry complete this floor. The 3rd floor loft has a stylish bar with dishwasher, fridge, custom wine room, gas FP & your roof top patio w/t bbg gas line & city views. The bsmnt rec room, add'l bedroom & bath provide ample space for family living. Close to top-rated schools, charming cafés, & just minutes from the heart of downtown.







Built in 2020

## **Essential Information**

MLS® # E4434089 Price \$814,500 **Bedrooms** 4

4.00 Bathrooms

**Full Baths** 3

Half Baths

Square Footage 1,988

Acres 0.00 Year Built 2020

Type Condo / Townhouse

2

Sub-Type Half Duplex

Style 2 and Half Storey

Status Active

## **Community Information**

Address 9503 88 Avenue

Area Edmonton

Subdivision Bonnie Doon

City Edmonton **ALBERTA** County

**Province** AB

T6C 1M7 Postal Code

#### **Amenities**

**Amenities** See Remarks

**Double Garage Detached Parking** 

#### Interior

Interior Features ensuite bathroom

Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood **Appliances** 

Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer,

Coverings, Wine/Beverage Cooler, Dishwasher-Two

Heating Forced Air-1, Natural Gas

**Stories** 4

Has Basement Yes

Full, Finished Basement

#### **Exterior**

Exterior Wood, Brick, Hardie Board Siding

See Remarks Exterior Features

Roof Flat Construction Wood, Brick, Hardie Board Siding

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 64

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 July 5th, 2025 at 1:32pm MDT