

## \$365,000 - 203 8525 91 Street, Edmonton

MLS® #E4422478

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this stunning 2-bedroom + den, 2-bathroom condo in the heart of Bonnie Doon—Edmonton's beloved French Quarter! Just steps from the scenic Mill Creek Ravine, charming caf  s, restaurants, shopping, transit, parks, and top-rated schools, this location offers the perfect blend of urban convenience and natural beauty. Inside, enjoy a spacious and modern layout designed for comfort and functionality. This gorgeous West facing unit includes centralized A/C, In-suite laundry and a large courtyard where a lot of the unit owners like to gather and catch up. A titled underground parking stall and a titled hanging storage cage, also come with this unit which provides ample space/ storage for all your needs. Whether you're an outdoor enthusiast, a foodie, or someone who loves a vibrant community, this condo is a must-see!

Built in 2016

### Essential Information

MLS® #	E4422478
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	203 8525 91 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3N1

### Amenities

Amenities	See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	February 21st, 2025
-------------	---------------------

Days on Market	71
Zoning	Zone 18
Condo Fee	\$646

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 May 3rd, 2025 at 8:17am MDT