

# **\$838,800 - 8812 85 Avenue, Edmonton**

MLS® #E4428966

**\$838,800**

4 Bedroom, 3.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Earthy, Organic and Energy Efficient Infill in Bonnie Doon! Prepare to be greeted with INCREDIBLE STORAGE spaces in the front and back entrances flowing into the functional floorplan featuring a GOURMET kitchen with a double side by side fridge/freezer, wall oven, gas cooktop, wonderful countertop and cabinet space throughout in addition to the fantastic focal point island Upper Level w/HARDWOOD -Laundry, and 3 generous bedrooms including the Vaulted Ceiling Primary Retreat with spa-like ensuite. Lower Level offers 9FT Ceilings: REC ROOM w/WET BAR, 4th bedroom, full bath and storage! Quality finishes INSIDE and OUT: TRIPLE PANE WINDOWS, SOLAR PANELS, Spray Foam Insulation, Ext Wall Insulation:R33, R62 in the Attic, HRV, AC, Ultra Low Maintenance TURF Landscaping, Heated/Insul Garage, H2O Softener, Reverse Osmosis System - FRONT CONCRETE DECK! Steps to coffee shops, cafes, Bonnie Doon LRT station, and great access to U of A and Downtown!

Built in 2019

## **Essential Information**

MLS® # E4428966

Price \$838,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,813                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8812 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1G9        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Insulation-Upgraded, Vaulted Ceiling, Wet Bar, Green Building, Infill Property, HRV System |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|                 |                     |
|-----------------|---------------------|
| Lot Description | 24'X131'            |
| Roof            | Asphalt Shingles    |
| Construction    | Wood, Metal, Stucco |
| Foundation      | Concrete Perimeter  |

### **School Information**

|            |             |
|------------|-------------|
| Elementary | RUTHERFORD  |
| Middle     | KENNILWORTH |
| High       | MCNALLY     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 18         |

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Listing information last updated on May 2nd, 2025 at 5:02am MDT