

## \$1,250,000 - 9319 93 Street, Edmonton

MLS® #E4448966

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Craftsman-style home in Bonnie Doon, custom built by Centennial Homes. Situated on a 50' x 120' lot near downtown, Gallagher Park, and River Valley trails, this 2-storey home offers 2,459 sq. ft. with 9" ceilings M/B. The main floor features an eat in kitchen with a large island/table and ample seating, a formal living/dining room with pocket doors, fireplace, a home office, main floor laundry, a full bathroom, and a generous mud room off the rear entry. Covered front and back verandas add to the home's charm and functionality. Upstairs, the primary suite includes a private covered balcony and a large spa-like ensuite. Two additional bedrooms and a 5-piece bathroom complete the upper level. The fully finished basement includes an in-law suite with a 4-piece bath, separate entrance, and in-floor heating. Additional highlights include an oversized heated double garage with 120/220 outlets, central air conditioning, mature trees, and perennial gardens. This home has been loved and cared for.

Built in 2002

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4448966    |
| Price    | \$1,250,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,490                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9319 93 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3T7        |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Walkout Basement, Infill Property |
| Parking Spaces | 4                                                                                               |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized                          |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                         |
| Has Suite         | Yes                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

**Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                  |
| Exterior Features | Fenced, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                                  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Bonnie Doon, École Michaël |
| Middle     | Vimy Ridge                 |
| High       | Scona, Strathcona          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 29              |
| 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 August 19th, 2025 at 10:02am MDT