

## \$899,900 - 9040 92 Street, Edmonton

MLS® #E4436270

**\$899,900**

5 Bedroom, 3.50 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Beautiful home in the heart of Bonnie Doon! This spacious two-storey home offers 9ft ceilings, gorgeous hardwood flooring and a legal 2 bedroom basement suite—ideal for extra income or extended family. Main floor features large living room, formal dining area, and a stunning kitchen with rich dark cabinets, marble-like quartz counters, island seating, and huge pantry plus convenient half bath to complete this level. Upstairs you'll find a massive master suite with a huge walk-in closet and luxurious ensuite, plus two more good-sized bedrooms, full bath, and top floor laundry. Lots of windows make this home always feel bright and cheerful. Enjoy morning coffee on your east-facing front porch, summer BBQs on the rear deck or unwind in the sauna located in your oversized heated double garage with rear lane access. New furnace and hot water tank. This is a rare opportunity to own a stylish, income-generating home in one of Edmonton's most sought-after neighbourhoods!

Built in 2015

### Essential Information

MLS® # E4436270

Price \$899,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,170                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9040 92 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3R2        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Vinyl Windows                        |
| Parking   | Double Garage Detached, Heated, Over Sized |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                |
| Fireplaces        | Corner                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                     |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Stucco                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 18        |

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Listing information last updated on June 16th, 2025 at 2:17pm MDT