

\$375,000 - 8570 89 Street, Edmonton

MLS® #E4465765

\$375,000

4 Bedroom, 2.00 Bathroom, 938 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this well kept half duplex in the heart of Bonnie Doon. Sitting on a corner lot with a double attached heated garage, this home offers space, comfort and a rare chance to shape it to your vision. The main level has 2 bedrooms, a full 4 piece bath, a bright front living area and a spacious kitchen and dining space with direct access to the yard. Downstairs you will find two more bedrooms and a second full bath along with excellent storage. The home features two furnaces for comfort and the shingles were updated in recent years. Enjoy an easy walk to Campus Saint Jean, the University of Alberta French campus, as well as Whyte Avenue, Bonnie Doon Mall, parks and all the fun local coffee shops. A solid property with room to grow in one of Edmontons most walkable and sought after communities.

Built in 1976

Essential Information

MLS® #	E4465765
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	8570 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3K3

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	Zone 18

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