

## **\$1,150,000 - 9319 93 Street, Edmonton**

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MLS® #E4459912

**\$1,150,000**

5 Bedroom, 4.00 Bathroom, 2,536 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Full width INFILL in Bonnie Doon! Welcome to this spectacular Craftsman style Centennial Homes build with over 3800 sq ft of living space! The front veranda provides beautiful curb appeal with sunny west exposure. The main floor features a formal living room with gas fireplace perfect for cozy fall evenings, 9' ceiling height, a formal dining room with glass panelled pocket doors and exquisit cast iron air returns throughout highlighting the Craftsman style. The kitchen features stainless steel GE Profile appliances, undercabinet lighting, a full size pantry, full height CUSTOM MAPLE cabinets with additional windows, a built in dining table, the upgrades are endless! Up, the primary suite is HUGE with a generous walk in closet, an ensuite oasis with jetted tub, oversized tiled shower and makeup vanity. There are 2 additional bedrooms and a huge linen closet! The basement has SEPERATE ENTRANCE and a second kitchen! OVERSIZED garage, IMMACULATE location close to the river valley, this property is PERFECT!

Built in 2002

### **Essential Information**

MLS® # E4459912

Price \$1,150,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,536                  |
| 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 | Air Conditioner, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Patio, Vinyl Windows, Infill Property, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Garage Control, Oven-Microwave, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Direct Vent                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Schools, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | Mcnally School    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 36                   |
| Zoning         | Zone 18              |

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