

\$735,000 - 8540 89st, Edmonton

MLS® #E4422290

\$735,000

4 Bedroom, 3.50 Bathroom, 1,729 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

This charming 1,728 sq ft, 2-story home in Boonie Doon offers a spacious layout with three bedrooms, including a master suite with en-suite, and a bright, open main floor with living, dining, and kitchen areas. The legal basement suite provides a private, self-contained one-bedroom living space with its own entrance, full kitchen, and bathroom—perfect for rental income or extended family. Set in a quiet, family-friendly neighbourhood, the property features a beautiful garden in the front yard and well-maintained landscaping, all within easy reach of parks, schools, and local amenities.



Built in 2016

Essential Information

MLS® #	E4422290
Price	\$735,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 8540 89st
Area Edmonton
Subdivision Bonnie Doon
City Edmonton
County ALBERTA
Province AB
Postal Code T6C 3K3

Amenities

Amenities Ceiling 10 ft., Deck, No Smoking Home, Vinyl Windows
Parking Front/Rear Drive Access

Interior

Interior Features ensuite bathroom
Appliances Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two,
Stoves-Two, Washers-Two
Heating Forced Air-2, Natural Gas
Stories 3
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Vinyl
Exterior Features Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public
Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed February 20th, 2025
Days on Market 45
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 April 6th, 2025 at 12:17am MDT