

## \$838,800 - 8812 85 Avenue, Edmonton

MLS® #E4428966

**\$838,800**

4 Bedroom, 3.50 Bathroom, 1,813 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Earthy, Organic and Energy Efficient Infill in Bonnie Doon! Prepare to be greeted with INCREDIBLE STORAGE spaces in the front and back entrances flowing into the functional floorplan featuring a GOURMET kitchen with a double side by side fridge/freezer, wall oven, gas cooktop, wonderful countertop and cabinet space throughout in addition to the fantastic focal point island Upper Level w/HARDWOOD -Laundry, and 3 generous bedrooms including the Vaulted Ceiling Primary Retreat with spa-like ensuite. Lower Level offers 9FT Ceilings: REC ROOM w/WET BAR, 4th bedroom, full bath and storage! Quality finishes INSIDE and OUT: TRIPLE PANE WINDOWS, SOLAR PANELS, Spray Foam Insulation, Ext Wall Insulation:R33, R62 in the Attic, HRV, AC, Ultra Low Maintenance TURF Landscaping, Heated/Insul Garage, H2O Softener, Reverse Osmosis System - FRONT CONCRETE DECK! Steps to coffee shops, cafes, Bonnie Doon LRT station, and great access to U of A and Downtown!

Built in 2019

### Essential Information

MLS® # E4428966

Price \$838,800

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,813
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8812 85 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1G9

### Amenities

Amenities	Ceiling 9 ft., Insulation-Upgraded, Vaulted Ceiling, Wet Bar, Green Building, Infill Property, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Lot Description	24'X131'
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	RUTHERFORD
Middle	KENNILWORTH
High	MCNALLY

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	Zone 18

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Listing information last updated on April 30th, 2025 at 11:17am MDT