

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

\$434,000 - 9008 89 Street, Edmonton

MLS® #E4450837

\$434,000

5 Bedroom, 1.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Judicial Sale in Desirable Bonnie Doon! Nestled in the heart of the vibrant Bonnie Doon community, this property sits on a generous 47x122 ft lot—ideal for redevelopment or a full renovation to make it your own. The main floor offers 3 bedrooms, a full bathroom, a spacious living room, and a bright, functional kitchen. Downstairs, the finished basement includes a large family room, two additional bedrooms, ample storage, and a dedicated laundry area. Outside, enjoy a sizeable backyard and a double detached garage—perfect for added convenience and storage. Located minutes from top-rated schools, shopping, Downtown, and the University of Alberta, this property is a fantastic opportunity for both families and savvy investors. Don't miss your chance to unlock the potential of this prime location!

Built in 1946

Essential Information

MLS® #	E4450837
Price	\$434,000
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,021
Acres	0.00



Year Built	1946
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9008 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3K9

Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	St. James School
Middle	J H Picard School
High	Strathcona School

Additional Information

Date Listed	August 1st, 2025
Days on Market	15
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 August 16th, 2025 at 12:47pm MDT