

## \$725,000 - 8540 89st, Edmonton

MLS® #E4422290

**\$725,000**

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 Bonnie 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	\$725,000
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 Suite	Yes
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	70
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 May 1st, 2025 at 8:32am MDT