

Courtesy Of Christine L Chorney Of RE/MAX River City

## \$1,250,000 - 9319 93 Street, Edmonton

MLS® #E4448966

**\$1,250,000**

5 Bedroom, 4.00 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

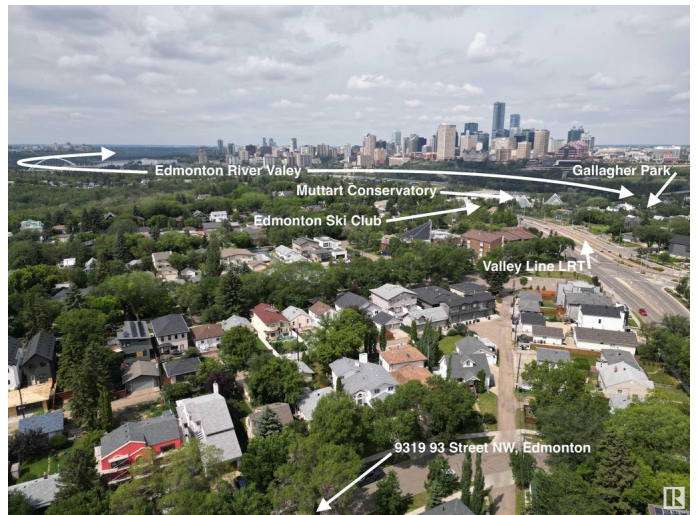
Bonnie Doon, Edmonton, AB

Craftsman-style home in Bonnie Doon, custom built by Centennial Homes. Situated on a 50' x 120' lot near downtown, Gallagher Park, and River Valley trails, this 2-storey home offers 2,459 sq. ft. with 9" ceilings M/B. The main floor features an eat in kitchen with a large island/table and ample seating, a formal living/dining room with pocket doors, fireplace, a home office, main floor laundry, a full bathroom, and a generous mud room off the rear entry. Covered front and back verandas add to the home's charm and functionality. Upstairs, the primary suite includes a private covered balcony and a large spa-like ensuite. Two additional bedrooms and a 5-piece bathroom complete the upper level. The fully finished basement includes an in-law suite with a 4-piece bath, separate entrance, and in-floor heating. Additional highlights include an oversized heated double garage with 120/220 outlets, central air conditioning, mature trees, and perennial gardens. This home has been loved and cared for.

Built in 2002

### Essential Information

MLS® #	E4448966
Price	\$1,250,000
Bedrooms	5



Bathrooms	4.00
Full Baths	4
Square Footage	2,490
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	Detectors Smoke, Front Porch, No Smoking Home, Parking-Extra, Walkout Basement, Infill Property
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bonnie Doon, École Michaël
Middle	Vimy Ridge
High	Scona, Strathcona

**Additional Information**

Date Listed	July 21st, 2025
Days on Market	9
Zoning	Zone 18

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Listing information last updated on July 30th, 2025 at 4:47am MDT