

## \$899,900 - 9202 91 Street, Edmonton

MLS® #E4452745

**\$899,900**

3 Bedroom, 2.50 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Executive bungalow in the heart of Bonnie Doon, just minutes to downtown and steps from Campus Saint-Jean. Built in 1999, this 1,532 sq ft home offers 3 bedrooms, 2.5 bathrooms, vaulted ceilings, skylights, and an open-concept layout filled with natural light. Many new renovations include a modern kitchen with Quartz countertop, high-end appliances, updated flooring throughout, fresh paint, and both main-floor bathrooms beautifully redone. The spacious kitchen features double ovens, corner pantry, and large dining area, opening to a bright great room with gas fireplace and central A/C. The main floor hosts a generous primary suite with 4-piece ensuite (with heated floors and walk-in closet), a den, and large mudroom. The professionally finished basement has 9-ft ceilings, rec/games area, 2 bedrooms, 4-pc bath, laundry, and massive storage room with stair access to the heated, oversized double garage. South-facing, low-maintenance yard with huge concrete patio, perfect for entertaining.

Built in 1999

### Essential Information

MLS® # E4452745

Price \$899,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,532                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9202 91 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3N8        |

### Amenities

|           |                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized                                                                                                                |

### Interior

|                   |                                                                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                               |
| Fireplaces        | Mantel, Stone Facing, See Remarks                                                                                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                                                                    |

**Exterior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                            |
| Exterior Features | Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 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 28th, 2025 at 3:02pm MDT