

## \$814,500 - 9503 88 Avenue, Edmonton

MLS® #E4434089

**\$814,500**

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Elevated living in this modern 2.5-storey home showcasing panoramic downtown views from your rooftop patio all nestled in Bonnie Doon, steps from the Mill Creek Ravine.

Open-concept main floor makes this home feel spacious, modern, & filled with natural light.

The kitchen showcases a stunning waterfall quartz island, full-height quartz backsplash, upgraded cabinetry, butlers pantry & a premium appliance package. The main floor mudroom, 2 pc bath & access to the rear detached DBL garage for added convenience.

The primary bedroom offers a gorgeous 5 pc ensuite, with stand alone tub, dual vanity, custom glass shower, & walk in closet. 2 additional second floor bedrooms & laundry complete this floor. The 3rd floor loft has a stylish bar with dishwasher, fridge, custom wine room, gas FP & your roof top patio w/t bbq gas line & city views. The bsmnt rec room, add'l bedroom & bath provide ample space for family living. Close to top-rated schools, charming caf  s, & just minutes from the heart of downtown.

Built in 2020

### Essential Information

MLS® # E4434089

Price \$814,500



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	1,988
Acres	0.00
Year Built	2020
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### Community Information

Address	9503 88 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1M7

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Hardie Board Siding
Exterior Features	See Remarks
Roof	Flat

Construction	Wood, Brick, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	92
Zoning	Zone 18

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