

## \$565,000 - 9209 96 Street, Edmonton

MLS® #E4435888

**\$565,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Rare and exclusive opportunity in Bonnie doon. This executive 35'x174' lot backs onto Mill Creek Ravine is and the perfect spot to build your dream home. Enjoy all of perks of of one of Edmonton's best neighbourhoods. Schools from elementary to post secondary with Ecole St.Jean, boutique shopping on Whyte avenue, river valley and ravine walking trails, and quick access to downtown, the University district, and Calgary Trail.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4435888        |
| Price     | \$565,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Vacant Lot/Land |
| Status    | Active          |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9209 96 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3Y5        |



**Exterior**

Exterior Features    Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

**School Information**

Elementary            Rutherford  
Middle                Kenilworth  
High                   McNally

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market       66  
Zoning                  Zone 18

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Listing information last updated on July 14th, 2025 at 3:03pm MDT