

\$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 cafÃ©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 | 60 |
| Zoning | Zone 18 |

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Listing information last updated on July 1st, 2025 at 12:47pm MDT