

## \$335,000 - 306 8525 91 Street, Edmonton

MLS® #E4452172

**\$335,000**

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

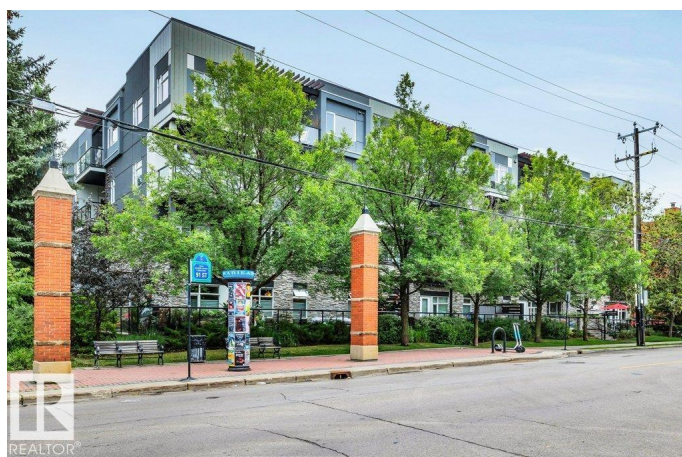
Bonnie Doon, Edmonton, AB

Discover this charming 2 bed, 2 bath condo in the heart of Bonnie Doon's French Quarter, steps from the Faculty St. Jean, local coffee shops, groceries, and transit—boasting a fabulous walk score. This third-floor unit features 9 ft ceilings, large picture windows, and upgraded finishes throughout. Enjoy central A/C, a social room, community terrace and garden. Includes underground parking and a rare titled storage unit in the parkade. Recently detailed and move-in ready. Nestled in a mature building in a vibrant, walkable neighborhood—this home is waiting for its new owner!

Built in 2016

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452172               |
| Price          | \$335,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 825                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 306 8525 91 Street |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 3N1            |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Underground                                                                        |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Heat Pump, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                                      |
| Construction      | Wood, Stone, Stucco                                                |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 18          |
| Condo Fee      | \$565            |

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Listing information last updated on August 20th, 2025 at 8:47am MDT