

# \$550,000 - 8804 91 Avenue, Edmonton

MLS® #E4457499

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,291 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Bonnie Doon! Nestled in the heart of the mature and sought-after Bonnie Doon neighbourhood, this charming bungalow blends character, comfort, and convenience. Situated on wide streets with ample parking, it offers 1,291 sq ft of thoughtfully designed living space on the main floor. Step inside to a spacious living room with a cozy gas fireplace, ideal for relaxing or entertaining. The main level includes two generously sized bedrooms, a versatile den, and a 3-piece bathroom with walk-in shower. The fully finished basement adds even more space, complete with two additional bedrooms and another 3-piece bath—perfect for guests, a growing family. Outside, enjoy a large, fully fenced private backyard—ideal for gatherings, gardening, or unwinding. The oversized garage provides ample room for parking and storage. Close to parks, schools, shopping, and public transit, Whyte Ave, with a quick commute to downtown or the U of A, this home offers both tranquility and accessibility.

Built in 1958

## Essential Information

MLS® #	E4457499
Price	\$550,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8804 91 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1R2

### Amenities

Amenities	Bar, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Paved Lane, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 12th, 2025
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Days on Market	8
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Zoning	Zone 18
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Listing information last updated on September 20th, 2025 at 4:02am MDT