

Courtesy Of Austin Hackner Of Real Broker

## \$735,000 - 8540 89st, Edmonton

MLS® #E4422290

**\$735,000**

4 Bedroom, 3.50 Bathroom, 1,729 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

This charming 1,728 sq ft, 2-story home in Boonie Doon offers a spacious layout with three bedrooms, including a master suite with en-suite, and a bright, open main floor with living, dining, and kitchen areas. The legal basement suite provides a private, self-contained one-bedroom living space with its own entrance, full kitchen, and bathroom—perfect for rental income or extended family. Set in a quiet, family-friendly neighbourhood, the property features a beautiful garden in the front yard and well-maintained landscaping, all within easy reach of parks, schools, and local amenities.



Built in 2016

### Essential Information

MLS® #	E4422290
Price	\$735,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family

Style 2 Storey  
Status Active

### Community Information

Address 8540 89st  
Area Edmonton  
Subdivision Bonnie Doon  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6C 3K3

### Amenities

Amenities Ceiling 10 ft., Deck, No Smoking Home, Vinyl Windows  
Parking Front/Rear Drive Access

### Interior

Interior Features ensuite bathroom  
Appliances Dishwasher-Built-In, Hood Fan, Dryer-Two, Refrigerators-Two,  
Stoves-Two, Washers-Two  
Heating Forced Air-2, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public  
Swimming Pool, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 20th, 2025  
Days on Market 44  
Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 5th, 2025 at 7:32am MDT