\$1,399,800 - 9346 83 Avenue, Edmonton

MLS® #E4426617

\$1,399,800

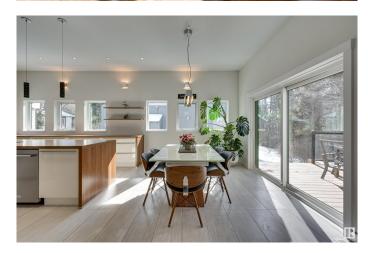
4 Bedroom, 3.50 Bathroom, 2,111 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to the Mill Creek Treehouse a one-of-a-kind modern home nestled in the Mill Creek Ravine. This architecturally designed partial walkout by E3 Architecture, built by Effect Homes, offers seamless indoor-outdoor living with private, tranquil views. Situated on a top-of-the-bank lot, it boasts natural light, privacy, and stunning scenery, with easy access to U of A and downtown Edmonton. High-end construction includes an ICF foundation, 2x8 exterior walls, imported Nobilia kitchen, and triple-pane windows. Featuring 4 bedrooms and 3.5 bathrooms. The main level offers a breathtaking living space with 270-degree ravine views, an extensive chef's kitchen, mudroom, and a 25x23 double garage. The spacious primary suite has vaulted ceilings, 12 windows, and a spa-like 5-piece ensuite. Upstairs offers laundry, a full bath, and two bedrooms-one with a loft. The basement includes a family room, bedroom/fitness room, den, wet bar, and private patio area. A true masterpiece in a serene, secluded location!







Built in 2013

Essential Information

MLS® # E4426617 Price \$1,399,800 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 2,111

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 9346 83 Avenue

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1B8

Amenities

Amenities Bar, Ceiling 10 ft., Closet Organizers, Deck, Insulation-Upgraded, No

Smoking Home, Patio, Vaulted Ceiling, Infill Property, Exterior Walls

2"x8", HRV System, Natural Gas BBQ Hookup

Parking Spaces 3

Parking Double Garage Attached, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave,

Stove-Countertop Electric, Vacuum System Attachments, Washer,

Window Coverings, Wine/Beverage Cooler, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces See Remarks

Stories 3

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Metal, Stucco

Exterior Features Backs Onto Park/Trees, Corner Lot, Creek, Hillside, No Through Road,

Park/Reserve, Public Transportation, Ravine View, Schools, Shopping

Nearby, Treed Lot

Roof See Remarks

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed March 20th, 2025

Days on Market 16

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 4th, 2025 at 10:02pm MDT