

# **\$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 | 100           |
| Zoning         | Zone 18       |

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Listing information last updated on August 10th, 2025 at 2:32pm MDT