

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 41  
Zoning Zone 18

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Listing information last updated on April 2nd, 2025 at 11:02am MDT