

\$949,900 - 9315 94 Street, Edmonton

MLS® #E4449564

\$949,900

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

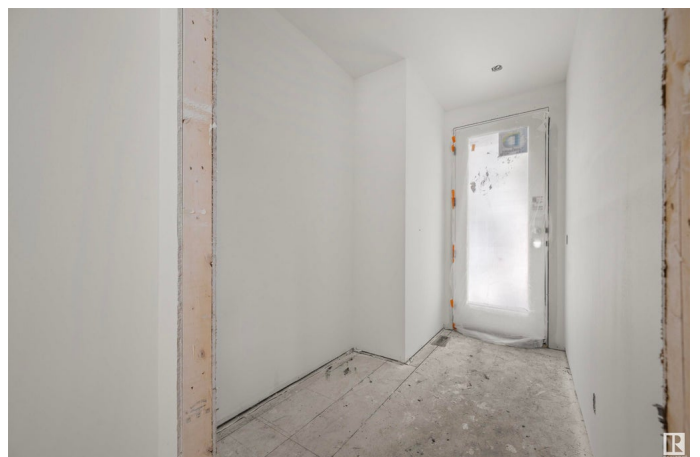
Situated on one of the best streets in Bonnie Doon, this exceptional two-storey infill by Spire Developments w/ interior design by Nako Design offers nearly 3000 sq. ft. of living space, crafted beyond typical homes in this price point. Steps from Bonnie Doon Park & mins from downtown, this home combines superior construction, elegant design, & a prime location. The main floor is open & airy, ideal for entertaining & lounging. Striking elements include a shou sugi ban wall & custom foyer, creating a bold first impression. The spacious kitchen, w/ 12-foot island, walk-in pantry, & high-end appliances, exemplifies form & function for modern living. Upstairs are 3 sizable bdrms, including a primary w/ vaulted ceilings & spa-like ensuite. The oversized basement adds space, w/ a large rec room, 4th bdrm, 3rd full bath, & potential for a 5th bdrm/gym/office, offering flexibility. Designed & finished to rival homes in much higher price brackets, this Bonnie Doon gem is truly one of a kind. Est. End of Sept Poss!

Built in 2024

Essential Information

MLS® # E4449564

Price \$949,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,905 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9315 94 Street |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 3V6 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, See Remarks |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Stucco, Vinyl |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

| | |
|--------------|------------------------------|
| | Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 18 |

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Listing information last updated on July 30th, 2025 at 2:17am MDT