

\$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	86
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 July 27th, 2025 at 3:02am MDT