

## \$709,000 - 8540 89 Street, Edmonton

MLS® #E4445618

**\$709,000**

3 Bedroom, 3.50 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Charming Gem with Income Potential Nestled in the heart of the highly desirable Boonie Doon neighborhood, this beautifully designed 1,728 sq ft 2-storey home offers the perfect blend of style, functionality, and comfort. With 9' ceilings & triple-pane wdw's flood the open-concept main floor with natural light. The kitchen boasts stainless-steel appliances & granite countertops, with a gas fireplace in the living room. A powder room near the back entrance leads out to a lush garden oasis with three raised garden beds. Three bedrooms upstairs, includes a master suite with an ensuite. The second-level laundry room adds everyday ease and practicality. **BONUS** - A fully legal one-bedroom basement suite w/own separate entrance and dedicated laundry - perfect for multi-generational living or as an excellent rental income opportunity. The front yard offers even more charm with a manicured garden and professional landscaping. This home combines energy efficiency, thoughtful design, and effortless charm.

Built in 2017

### Essential Information

MLS® # E4445618

Price \$709,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,728
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8540 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3K3

### Amenities

Amenities	Barbecue-Built-In, Deck, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Wood Windows
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Remote Control
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	Zone 18

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