

## \$500,000 - 9334 83 Avenue, Edmonton

MLS® #E4438656

**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,049 sqft

Single Family on 0.00 Acres

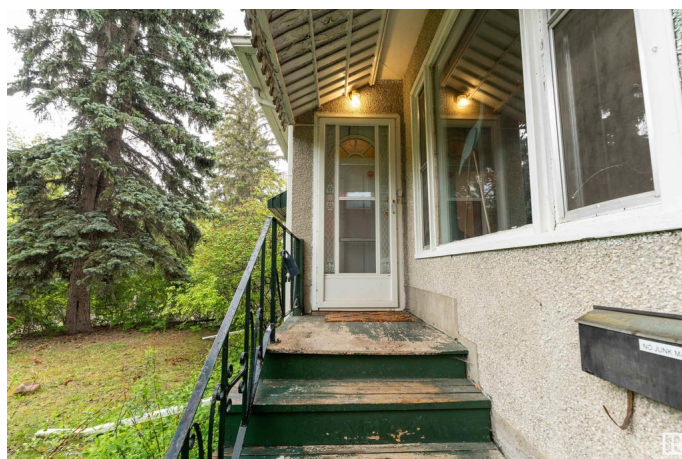
Bonnie Doon, Edmonton, AB

Charming 3 bed, 2 bath bungalow in desirable Bonnie Doon, offering 1,049 sq. ft. of comfortable living space. Perfect for future redevelopment or move-in ready enjoyment, this well-maintained and structurally solid home features a bright main floor with living room, kitchen, 3 bedrooms, and a 4pc bath. The finished lower level includes a spacious rec room, utility room, laundry, and another full bath. Enjoy a fenced yard facing the tranquil Mill Creek Ravine—ideal for nature lovers. Conveniently located near Whyte Avenue, schools, parks, and trails. A great opportunity in a prime location!

Built in 1951

### Essential Information

MLS® #	E4438656
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

### Community Information

Address	9334 83 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B8

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Park/Reserve, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Rutherford School
Middle	Kenilworth School
High	McNally High School

### Additional Information

Date Listed	May 26th, 2025
Days on Market	4

## 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 May 30th, 2025 at 3:17am MDT