

# \$725,000 - 8540 89st, Edmonton

MLS® #E4422290

**\$725,000**

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          | \$725,000              |
| 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 Suite         | Yes                                                                                  |
| 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 | 69                  |
| Zoning         | Zone 18             |

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