

# \$459,900 - 8830 89 Street, Edmonton

MLS® #E4457399

## \$459,900

5 Bedroom, 2.00 Bathroom, 990 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Nestled in the heart of Bonnie Doon, this versatile 5 bedroom bungalow (3+2) sits on a 48.7x122 ft lot and offers excellent potential for professionals, families or investors/developers. The main floor features 3 bedrooms, a full bath, a bright kitchen, and spacious living area. The finished basement includes a separate entrance, 2 additional bedrooms, full bath, second kitchen, large family room, and shared laundry. Enjoy a west-facing backyard and a single detached garage. Conveniently located near the Valley Line LRT, Bonnie Doon Mall, schools, shopping, and the River Valley, with quick access to Downtown, the University of Alberta, and Whyte Avenue. A prime opportunity in a highly desirable community.

Built in 1949

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457399  |
| Price          | \$459,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 990       |
| Acres          | 0.00      |
| Year Built     | 1949      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Raised Bungalow        |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8830 89 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3L4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                         |
| Stories      | 2                                                                 |
| Has Basement | Yes                                                               |
| Basement     | Full, Finished                                                    |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                            |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stucco                                                            |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 11                   |
| Zoning         | Zone 18              |

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Listing information last updated on September 23rd, 2025 at 3:33pm MDT