

Courtesy Of Alma Hadzic Of MaxWell Polaris

## \$869,900 - 8806 85 Avenue, Edmonton

MLS® #E4459844

**\$869,900**

4 Bedroom, 3.50 Bathroom, 1,825 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

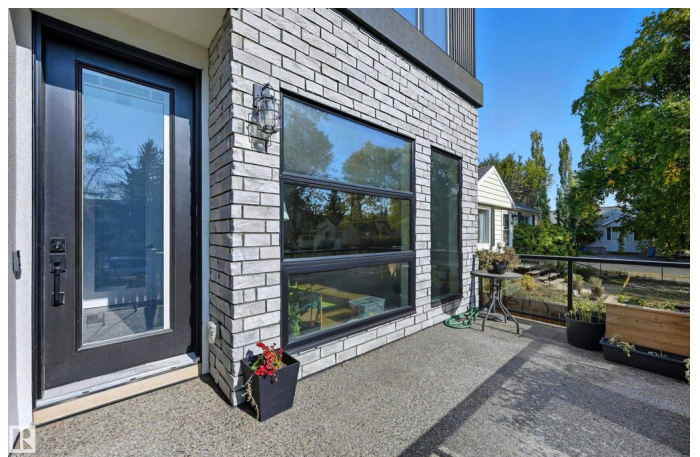
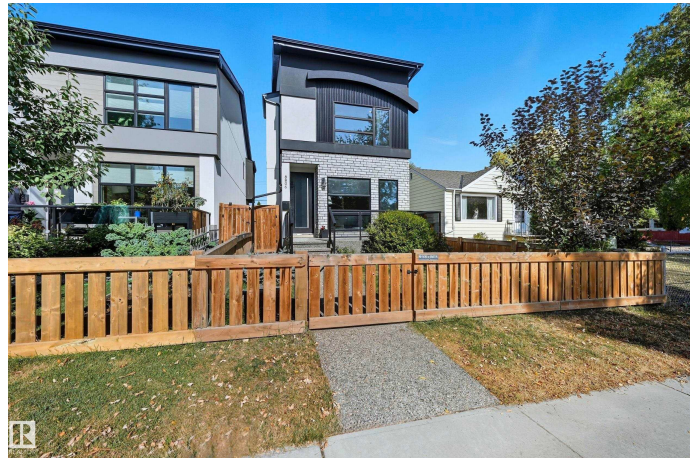
LUXURIOUS & INCOMPARABLE best describes this beautifully designed 4 bed & 3.5 bathroom home nestled on a picturesque, tree-lined street in highly sought-after Bonnie Doon! Open concept layout offering over 2400 sqft of total living space, this Spire Developments home boats a WEALTH OF DESIGN FEATURES expected in a home of this caliber including A/C, elegant hardwood floors, glass feature wall w/ an open wood tread staircase, LARGE WINDOWS throughout creating a bright & airy atmosphere & a DREAM GOURMET KITCHEN w/ ample cabinetry & high-end stainless steel appliances w/ gas range. Sunlit primary with a spa-like ensuite, two additional bedrooms, laundry room & 4 piece bath complete the upper level. FULLY FINISHED BASEMENT w/ large rec room, wet bar, 4th bedroom, & bath - perfect for entertaining or accommodating guests! DOUBLE CAR GARAGE, triple pane windows, HRV, & more. Steps to restaurants, cafes, Mill Creek Ravine, LRT, w/ quick access to U of A & Downtown. This home blends luxury with community spirit

Built in 2019

### Essential Information

MLS® # E4459844

Price \$869,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,825                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8806 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1G9        |

### Amenities

|           |                                                                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Insulation-Upgraded, Parking-Extra, Vaulted Ceiling, Wet Bar, Infill Property, HRV System |
| Parking   | Double Garage Detached                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Wood, Brick, Metal, Stucco |
|----------|----------------------------|

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                               |
| Construction      | Wood, Brick, Metal, Stucco                                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                                                             |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Rutherford School      |
| Middle     | Kenilworth, St Brendan |
| High       | McNally                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 5                    |
| 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 October 2nd, 2025 at 3:32pm MDT