

## \$685,000 - 8540 89 Street, Edmonton

MLS® #E4445618

**\$685,000**

3 Bedroom, 3.50 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

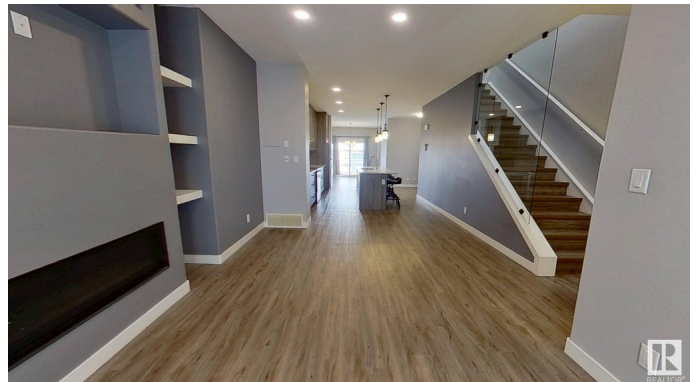
Charming Gem with Income Potential Nestled in the heart of the highly desirable Boonie Doon neighborhood, this beautifully designed 1,728 sq ft 2-storey home offers the perfect blend of style, functionality, and comfort. With 9'™ ceilings & triple-pane wdws flood the open-concept main floor with natural 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 \$685,000



|                |                        |
|----------------|------------------------|
| 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 | 106            |
| Zoning         | Zone 18        |

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Listing information last updated on October 17th, 2025 at 3:32am MDT