

\$1,060,000 - 9426/9428 96a Street, Edmonton

MLS® #E4454732

\$1,060,000

6 Bedroom, 3.00 Bathroom, 1,938 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Full duplex for sale in the desirable community of Bonnie Doon. One side was fully renovated in 2022, while the other is arranged with separate upper and lower living areas. Both sides have their own entrances, offering privacy and flexibility. The property sits on a 50 ft x 175 ft lot, providing excellent future development potential. With a history of long-term occupancy, it is located on a quiet, tree-lined street close to public transit, Mill Creek Ravine, schools, and central Edmonton amenities.

Built in 1968

Essential Information

MLS® #	E4454732
Price	\$1,060,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,938
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information



Address	9426/9428 96a Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Z7

Amenities

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows
Parking	Heated, Insulated, Over Sized, Quad or More Detached, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 26th, 2025
Days on Market	55
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 20th, 2025 at 3:17pm MDT