

Courtesy Of Jeffrey C Lewis Of RE/MAX Elite

# \$1,895,000 - 9630 95 Avenue, Edmonton

MLS® #E4429999

**\$1,895,000**

4 Bedroom, 3.50 Bathroom, 3,605 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Front Row Seating to Edmonton's Downtown skyline! Not too often does a home like this come to the market with beautiful downtown views and the privacy of backing a ravine. With 5150 total SF of living space sitting on a huge 50' x 185' lot you get a huge private yard and a large 4 Bed plus Den, 4 Bath house with living space on 4 levels. The upgrades on this custom 2008 build are immense, Subzero fridge, Reverse Osmosis water, in floor heating, Smart Home Automation, Central Vac, Irrigation and many more. The main floor is flooded with tons of natural light, open concept kitchen, living and dining, 19' ceilings Open to above, main floor mudroom and laundry, and composite deck with 220V wiring for Hot Tub/Sauna. The second level has 3 large bedrooms, ensuite, second laundry room and a bonus room with amazing views of Downtown Edmonton. The 3rd level loft space is perfect for an office or flex room. In the basement there is a wine room, open living space, bedroom with full bath and an office.

Built in 2008

## Essential Information

MLS® #	E4429999
Price	\$1,895,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,605
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9630 95 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2A4

### **Amenities**

Amenities	Air Conditioner, Bar, Deck, No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Infill Property
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum Systems, Water Distiller, Wine/Beverage Cooler, Dryer-Two, Washers-Two, Oven Built-In-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 3

Zoning Zone 18

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Listing information last updated on April 13th, 2025 at 8:02pm MDT