

\$949,900 - 9315 94 Street, Edmonton

MLS® #E4449564

\$949,900

4 Bedroom, 3.50 Bathroom, 1,905 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated on one of the best streets in Bonnie Doon, this exceptional two-storey infill by Spire Developments w/ interior design by Nako Design offers nearly 3000 sq. ft. of living space, crafted beyond typical homes in this price point. Steps from Bonnie Doon Park & mins from downtown, this home combines superior construction, elegant design, & a prime location. The main floor is open & airy, ideal for entertaining & lounging. Striking elements include a shou sugi ban wall & custom foyer, creating a bold first impression. The spacious kitchen, w/ 12-foot island, walk-in pantry, & high-end appliances, exemplifies form & function for modern living. Upstairs are 3 sizable bdrms, including a primary w/ vaulted ceilings & spa-like ensuite. The oversized basement adds space, w/ a large rec room, 4th bdrm, 3rd full bath, & potential for a 5th bdrm/gym/office, offering flexibility. Designed & finished to rival homes in much higher price brackets, this Bonnie Doon gem is truly one of a kind. Est. End of Sept Poss!

Built in 2024

Essential Information

MLS® # E4449564

Price \$949,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,905
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9315 94 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3V6

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 24th, 2025
Days on Market	15
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 August 8th, 2025 at 9:02am MDT