

\$869,900 - 8806 85 Avenue, Edmonton

MLS® #E4459844

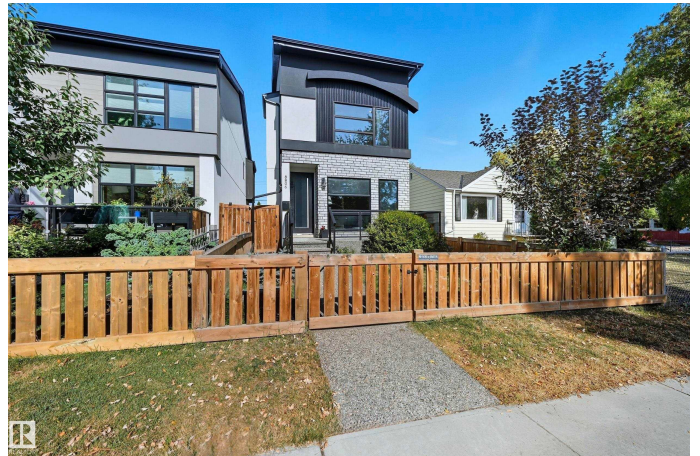
\$869,900

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
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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	18
Zoning	Zone 18

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Listing information last updated on October 15th, 2025 at 9:02pm MDT