

## \$724,900 - 8707 85 Avenue, Edmonton

MLS® #E4464560

**\$724,900**

3 Bedroom, 2.50 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

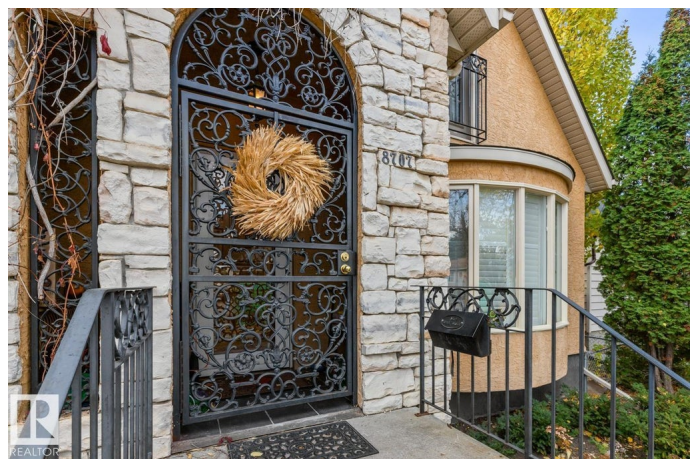
Bonnie Doon, Edmonton, AB

Beautiful and unique home in the heart of Bonnie Doon! This sought-after location offers quick access to downtown, Mill Creek Ravine, Whyte Ave, and all amenities. Featuring bright open living spaces with hardwood floors, a cozy gas fireplace, and a sunroom filled with natural light. The upper level offers two spacious bedrooms, including a primary with Juliet balcony and access to a 4-piece bath with in-floor heating & steam shower. The finished basement adds extra living space with a family room, office, bedroom, and full bath. Enjoy the south-facing yard with beautiful landscaping, garden area, double detached garage, and storage shed. A rare opportunity to own a charming home in one of Edmonton's most desirable communities!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464560  |
| Price          | \$724,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,718     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8707 85 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1G8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                                                                   |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                         |
| Stories      | 3                                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Stone, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Stone, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 6                  |
| 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 November 9th, 2025 at 2:32pm MST