

\$459,900 - 8830 89 Street, Edmonton

MLS® #E4457399

\$459,900

5 Bedroom, 2.00 Bathroom, 990 sqft

Single Family on 0.00 Acres

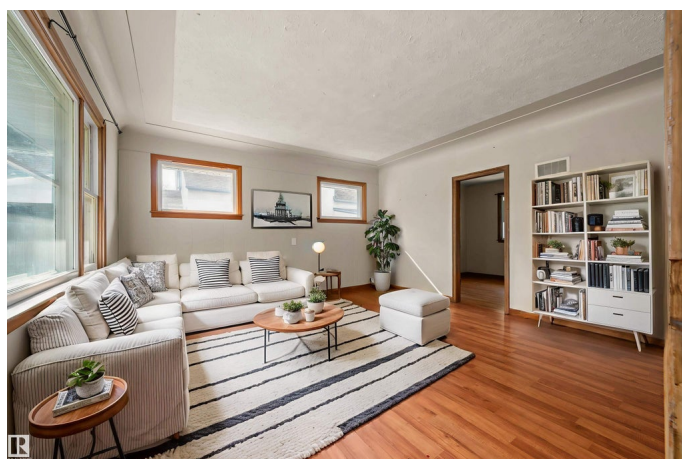
Bonnie Doon, Edmonton, AB

Nestled in the heart of Bonnie Doon, this versatile 5 bedroom bungalow (3+2) sits on a 48.7x122 ft lot and offers excellent potential for professionals, families or investors/developers. The main floor features 3 bedrooms, a full bath, a bright kitchen, and spacious living area. The finished basement includes a separate entrance, 2 additional bedrooms, full bath, second kitchen, large family room, and shared laundry. Enjoy a west-facing backyard and a single detached garage. Conveniently located near the Valley Line LRT, Bonnie Doon Mall, schools, shopping, and the River Valley, with quick access to Downtown, the University of Alberta, and Whyte Avenue. A prime opportunity in a highly desirable community.

Built in 1949

Essential Information

MLS® #	E4457399
Price	\$459,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	990
Acres	0.00
Year Built	1949



Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

Community Information

Address	8830 89 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3L4

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	42
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 24th, 2025 at 9:32am MDT