

## \$1,080,000 - 9341 95 Street, Edmonton

MLS® #E4446926

**\$1,080,000**

2 Bedroom, 4.00 Bathroom, 2,553 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

A very well kept investment property on a very desirable street in Bonnie Donnie. Two suites completely renovated in the past 3 years. Solid and clean with low maintenance requirements and low operating costs.. Extremely low vacancy. 4-Plex offers 3; 3 bedroom and 1; 2 bedroom. Recently replaced roof/eavestroughs/windows on 4-Plex and garage. Common area redone. Most appliances new.

Built in 1971

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446926      |
| Price          | \$1,080,000   |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,553         |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Single Family |
| Sub-Type       | 4PLEX         |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

Address 9341 95 Street



|             |             |
|-------------|-------------|
| Area        | Edmonton    |
| Subdivision | Bonnie Doon |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6C 3X1     |

### **Amenities**

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Electric, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Storage-Locker Room, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                                                                         |

### **Interior**

|              |                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Intercom, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                                                                                                            |
| Stories      | 2                                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                                               |
| Basement     | Full, Finished                                                                                                                                                    |

### **Exterior**

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                                |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles                                                                                                                                                                                   |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 24              |
| 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 2nd, 2025 at 10:17pm MDT