

\$365,000 - 203 8525 91 Street, Edmonton

MLS® #E4422478

\$365,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this stunning 2-bedroom + den, 2-bathroom condo in the heart of Bonnie Doon—Edmonton's beloved French Quarter! Just steps from the scenic Mill Creek Ravine, charming caf  s, restaurants, shopping, transit, parks, and top-rated schools, this location offers the perfect blend of urban convenience and natural beauty. Inside, enjoy a spacious and modern layout designed for comfort and functionality. This gorgeous West facing unit includes centralized A/C, In-suite laundry and a large courtyard where a lot of the unit owners like to gather and catch up. A titled underground parking stall and a titled hanging storage cage, also come with this unit which provides ample space/ storage for all your needs. Whether you're an outdoor enthusiast, a foodie, or someone who loves a vibrant community, this condo is a must-see!

Built in 2016

Essential Information

MLS® #	E4422478
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,011



Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	203 8525 91 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3N1

Amenities

Amenities	See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	See Remarks
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 21st, 2025
-------------	---------------------

Days on Market	67
Zoning	Zone 18
Condo Fee	\$646

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 April 29th, 2025 at 5:47pm MDT