\$685,000 - 8540 89 Street, Edmonton

MLS® #E4445618

\$685,000

3 Bedroom, 3.50 Bathroom, 1,728 sqft Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Charming Gem with Income Potential Nestled in the heart of the highly desirable Boonie Doon neighborhood, this beautifully designed 1,728 sq ft 2-storey home offers the perfect blend of style, functionality, and comfort. With 9' ceilings & triple-pane wdws flood the open-concept main floor with natural light. The kitchen boasts stainless-steel appliances & granite countertops, with a gas fireplace in the living room. A powder room near the back entrance leads out to a lush garden oasis with three raised garden beds. Three bedrooms upstairs, includes a master suite with an ensuite. The second-level laundry room adds everyday ease and practicality. BONUS - A fully legal one-bedroom basement suite w/own separate entrance and dedicated laundryâ€"perfect for multi-generational living or as an excellent rental income opportunity. The front yard offers even more charm with a manicured garden and professional landscaping. This home combines energy efficiency, thoughtful design, and effortless charm.







Built in 2017

Essential Information

MLS® # E4445618 Price \$685,000 Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,728

Acres 0.00

Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 8540 89 Street

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 3K3

Amenities

Amenities Barbecue-Built-In, Deck, Hot Water Tankless, No Smoking Home,

Smart/Program. Thermostat, Wood Windows

Parking No Garage

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Insert, Remote Control

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed July 3rd, 2025

Days on Market 105

Zoning Zone 18

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