

\$1,099,900 - 9224 94 Street, Edmonton

MLS® #E4466000

\$1,099,900

7 Bedroom, 4.50 Bathroom, 1,879 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Brand new luxury duplex in the highly sought-after community of Bonnie Doon! This stunning home offers over 2,700 sq. ft. of living space with not one, but two mortgage helpers – a 2-bedroom LEGAL basement suite and a 2-bedroom garage suite, for a total of 3 separate units! The main floor features a bright open-concept layout with a dream kitchen, spacious family room with fireplace, and a versatile office/den. Upstairs boasts 3 bedrooms, 2 full baths, and a generous bonus room, including a beautiful primary suite with a large walk-in closet and spa-inspired ensuite featuring a soaker tub, tiled shower, and double sinks. Enjoy luxury vinyl plank flooring throughout, modern finishes, and thoughtful design. The basement suite includes 2 bedrooms, full bath, kitchen, and living area. The garage suite offers 2 bedrooms and a full bath. Next door also available! Incredible location – just minutes to downtown, shopping, and the River Valley!

Built in 2025

Essential Information

MLS® #	E4466000
Price	\$1,099,900
Bedrooms	7
Bathrooms	4.50



Full Baths	4
Half Baths	1
Square Footage	1,879
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	9224 94 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3V5

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Infill Property, 9 ft. Basement Ceiling
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Creek, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
Days on Market	1
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 18th, 2025 at 2:17pm MST