

\$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 | 58 |
| 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 20th, 2025 at 12:32am MDT