

## \$409,900 - 8712 89 Avenue, Edmonton

MLS® #E4463393

**\$409,900**

5 Bedroom, 1.50 Bathroom, 1,025 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Discover timeless charm and opportunity in the heart of Bonnie Doon. This original raised bungalow offers 1,024 sq. ft. of character and warmth, featuring beautiful hardwood floors throughout the main level. With three bedrooms up, two down, and two full baths, there's plenty of space for family, guests, or future development ideas. The generous 46.2' x 113.7' lot offers excellent potential for renovation, expansion, or a new build. A double detached garage provides convenience and extra storage. Built in 1954, this home captures the essence of mid-century design while offering endless possibilities for the next owner. Nestled in a highly desirable neighbourhood close to schools, parks, shops, and transit, this property is a rare find — whether you're looking to restore, rent, or reimagine.

Built in 1954

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463393  |
| Price          | \$409,900 |
| Bedrooms       | 5         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,025     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1954                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8712 89 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1N7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 2                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Finished                                                                                                                           |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 18            |

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Listing information last updated on October 28th, 2025 at 3:32am MDT