

\$724,900 - 8707 85 Avenue, Edmonton

MLS® #E4464560

\$724,900

3 Bedroom, 2.50 Bathroom, 1,718 sqft
Single Family on 0.00 Acres

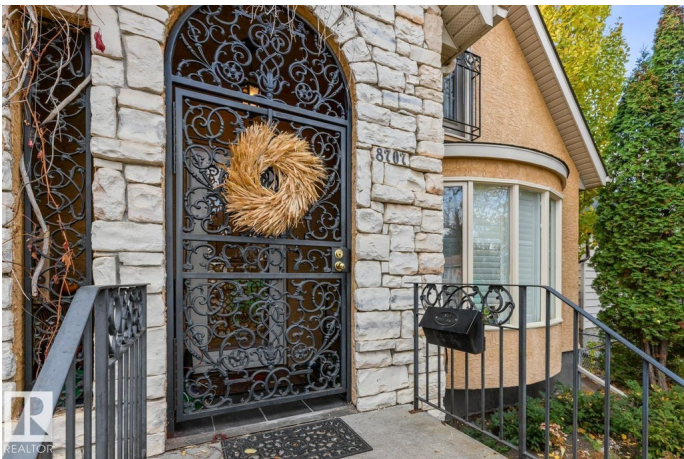
Bonnie Doon, Edmonton, AB

Beautiful and unique home in the heart of Bonnie Doon! This sought-after location offers quick access to downtown, Mill Creek Ravine, Whyte Ave, and all amenities. Featuring bright open living spaces with hardwood floors, a cozy gas fireplace, and a sunroom filled with natural light. The upper level offers two spacious bedrooms, including a primary with Juliet balcony and access to a 4-piece bath with in-floor heating & steam shower. The finished basement adds extra living space with a family room, office, bedroom, and full bath. Enjoy the south-facing yard with beautiful landscaping, garden area, double detached garage, and storage shed. A rare opportunity to own a charming home in one of Edmonton's most desirable communities!

Built in 1950

Essential Information

MLS® #	E4464560
Price	\$724,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,718
Acres	0.00



Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8707 85 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1G8

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed	November 3rd, 2025
Days on Market	10
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 13th, 2025 at 8:17am MST