

## \$389,900 - 9306 91 Street, Edmonton

MLS® #E4459553

**\$389,900**

2 Bedroom, 2.50 Bathroom, 1,201 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

**LOCATION! LOCATION!** Fully renovated 2 bedroom, 2.5 bathroom townhouse just minutes from downtown and the river valley trails! Stripped to the studs—everything is **BRAND NEW**: walls, flooring, paint, lighting, kitchen, kitchen appliances, bathrooms, furnace and hot water tank. Enjoy the newly built large front porch & stunning vaulted stairwell with massive skylight. New engineered hardwood on the main floor and beautiful crown molding. The kitchen has all new cupboards, backsplash, countertops, and appliances. New two-piece bathroom on the main floor. The upper level has two bedrooms and a brand new 4 pc bathroom. Huge primary bedroom features dual closets & access to a private newly built rooftop patio! All new carpet throughout! The basement has a large recreation room with big windows, another 4 pc bath, and laundry room. Brand new furnace and hot water tank! **LOW CONDO FEES!!** Single detached garage. Ideal for first-time buyers or investors! Walk to transit, shopping, & more! Shows 10/10!!

Built in 2000

### Essential Information

MLS® # E4459553

Price \$389,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,201             |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9306 91 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3N9        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Front Porch, Skylight  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                           |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Cedar Shakes                                                           |
| Construction      | Wood, Stucco                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 24th, 2025  
Days on Market                25  
Zoning                              Zone 18  
Condo Fee                        \$350

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