

# \$375,000 - 8570 89 Street, Edmonton

MLS® #E4465765

## \$375,000

4 Bedroom, 2.00 Bathroom, 938 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this well kept half duplex in the heart of Bonnie Doon. Sitting on a corner lot with a double attached heated garage, this home offers space, comfort and a rare chance to shape it to your vision. The main level has 2 bedrooms, a full 4 piece bath, a bright front living area and a spacious kitchen and dining space with direct access to the yard. Downstairs you will find two more bedrooms and a second full bath along with excellent storage. The home features two furnaces for comfort and the shingles were updated in recent years. Enjoy an easy walk to Campus Saint Jean, the University of Alberta French campus, as well as Whyte Avenue, Bonnie Doon Mall, parks and all the fun local coffee shops. A solid property with room to grow in one of Edmontons most walkable and sought after communities.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465765  |
| Price          | \$375,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 938       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1976          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8570 89 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3K3        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-2, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 18             |

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Listing information last updated on November 19th, 2025 at 8:17am MST