

## \$1,095,000 - 9341 95 Street, Edmonton

MLS® #E4446926

**\$1,095,000**

2 Bedroom, 4.00 Bathroom, 2,553 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

A very well kept investment property on a very desirable street in Bonnie Donnie. Two suites completely renovated in the past 3 years. Solid and clean with low maintenance requirements and low operating costs.. Extremely low vacancy. 4-Plex offers 3; 3 bedroom and 1; 2 bedroom. Recently replaced roof/eavestroughs/windows on 4-Plex and garage. Common area redone. Most appliances new.

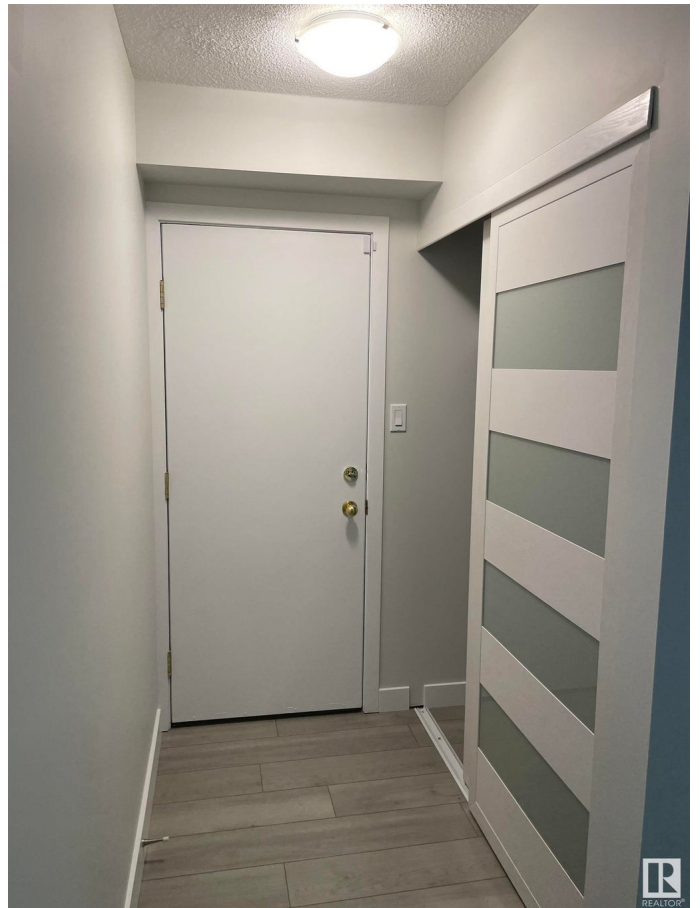
Built in 1971

### Essential Information

MLS® #	E4446926
Price	\$1,095,000
Bedrooms	2
Bathrooms	4.00
Full Baths	4
Square Footage	2,553
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

### Community Information

Address 9341 95 Street



Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3X1

### Amenities

Amenities	Air Conditioner, Detectors Smoke, Fire Pit, Hot Water Electric, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Storage-Locker Room, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Intercom, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Flat Site, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 10th, 2025
Days on Market	17
Zoning	Zone 18

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