

## \$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 | 18              |
| Zoning         | Zone 18         |

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