

\$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 17
Zoning Zone 18
Condo Fee \$350

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 October 11th, 2025 at 6:32am MDT