

# \$1,075,000 - 9426/9428 96a Street, Edmonton

MLS® #E4454732

**\$1,075,000**

6 Bedroom, 3.00 Bathroom, 1,938 sqft  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Full duplex for sale in the desirable community of Bonnie Doon. One side was fully renovated in 2022, while the other is arranged with separate upper and lower living areas. Both sides have their own entrances, offering privacy and flexibility. The property sits on a 50 ft x 175 ft lot, providing excellent future development potential. With a history of long-term occupancy, it is located on a quiet, tree-lined street close to public transit, Mill Creek Ravine, schools, and central Edmonton amenities.

Built in 1968

## Essential Information

|                |                     |
|----------------|---------------------|
| MLS® #         | E4454732            |
| Price          | \$1,075,000         |
| Bedrooms       | 6                   |
| Bathrooms      | 3.00                |
| Full Baths     | 3                   |
| Square Footage | 1,938               |
| Acres          | 0.00                |
| Year Built     | 1968                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 9426/9428 96a Street |
| Area        | Edmonton             |
| Subdivision | Bonnie Doon          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6C 3Z7              |

### **Amenities**

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Heated, Insulated, Over Sized, Quad or More Detached, Rear Drive Access                                                                       |

### **Interior**

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Forced Air-2, Natural Gas                                                                     |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Finished                                                                                              |

### **Exterior**

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Subdividable Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                                                            |
| Construction      | Wood, Brick                                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 18           |

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