

\$335,000 - 306 8525 91 Street, Edmonton

MLS® #E4452172

\$335,000

2 Bedroom, 2.00 Bathroom, 825 sqft

Condo / Townhouse on 0.00 Acres

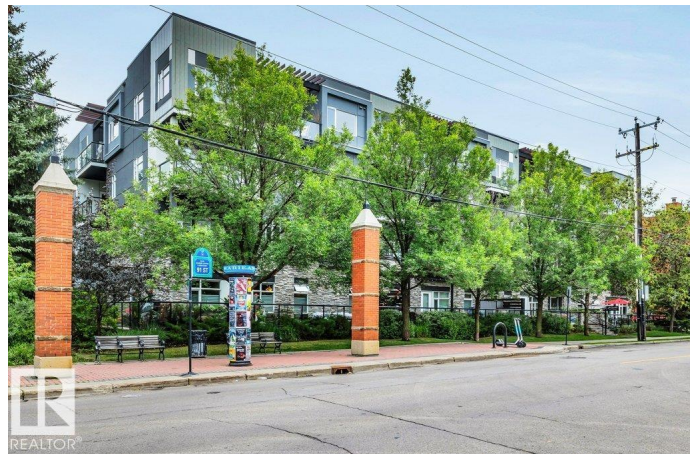
Bonnie Doon, Edmonton, AB

Discover this charming 2 bed, 2 bath condo in the heart of Bonnie Doon's French Quarter, steps from the Faculty St. Jean, local coffee shops, groceries, and transit—boasting a fabulous walk score. This third-floor unit features 9 ft ceilings, large picture windows, and upgraded finishes throughout. Enjoy central A/C, a social room, community terrace and garden. Includes underground parking and a rare titled storage unit in the parkade. Recently detailed and move-in ready. Nestled in a mature building in a vibrant, walkable neighborhood—this home is waiting for its new owner!

Built in 2016

Essential Information

MLS® #	E4452172
Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	825
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment



Status	Active
--------	--------

Community Information

Address	306 8525 91 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3N1

Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	10
Zoning	Zone 18
Condo Fee	\$565

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 August 19th, 2025 at 3:32pm MDT