

## \$565,000 - 9209 96 Street, Edmonton

MLS® #E4435888

**\$565,000**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Rare and exclusive opportunity in Bonnie doon. This executive 35'x174' lot backs onto Mill Creek Ravine is and the perfect spot to build your dream home. Enjoy all of perks of of one of Edmonton's best neighbourhoods. Schools from elementary to post secondary with Ecole St.Jean, boutique shopping on Whyte avenue, river valley and ravine walking trails, and quick access to downtown, the University district, and Calgary Trail.

### Essential Information

MLS® #	E4435888
Price	\$565,000
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

### Community Information

Address	9209 96 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3Y5



**Exterior**

Exterior Features    Back Lane, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks

**School Information**

Elementary            Rutherford  
Middle                Kenilworth  
High                   McNally

**Additional Information**

Date Listed            May 9th, 2025  
Days on Market       62  
Zoning                 Zone 18

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 July 10th, 2025 at 1:17am MDT