

## **\$425,000 - 8537 Connors Road, Edmonton**

MLS® #E4432434

**\$425,000**

4 Bedroom, 2.00 Bathroom, 957 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome home to this CHARMING 2+2 bedroom & 2 bath 957 sq.ft bungalow in the heart of desirable Bonnie Doon! Nestled in a sought after & prime location, you are just minutes to downtown & the river valley and walking distance to the LRT, Bonnie Doon Mall & Leisure Centre & all amenities.

Well-maintained, this home has been enhanced by numerous updates over the years including a new roof, fence/deck/landscaping, electrical, siding, light fixtures, paint, refinished hardwood floors, updated main floor bath, the list goes on. Step inside to discover a bright & inviting atmosphere with a spacious living room that flows nicely into the dining room & kitchen with a GAS stove & large window overlooking your SOUTHWEST facing backyard with detached single garage & additional parking. Down the hall is 2 GREAT SIZE bedrooms & a modern 4pc bath. The FULLY FINISHED basement with separate entry hosts a cozy family room, 2 large bedrooms, workout space, 3pc bath, laundry & storage. A fantastic investment opportunity!

Built in 1956

### **Essential Information**

MLS® # E4432434

Price \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 957                    |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8537 Connors Road |
| Area        | Edmonton          |
| Subdivision | Bonnie Doon       |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6C 4H2           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Fire Pit, Gazebo, No Smoking Home, Parking-Extra |
| Parking   | Single Garage Detached                                 |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Garage Heater |
| Heating      | Forced Air-2, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            April 24th, 2025  
Days on Market       3  
Zoning                 Zone 18

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