

\$1,399,800 - 9346 83 Avenue, Edmonton

MLS® #E4426617

\$1,399,800

4 Bedroom, 3.50 Bathroom, 2,111 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to the Mill Creek Treehouse a one-of-a-kind modern home nestled in the Mill Creek Ravine. This architecturally designed partial walkout by E3 Architecture, built by Effect Homes, offers seamless indoor-outdoor living with private, tranquil views. Situated on a top-of-the-bank lot, it boasts natural light, privacy, and stunning scenery, with easy access to U of A and downtown Edmonton. High-end construction includes an ICF foundation, 2x8 exterior walls, imported Nobilia kitchen, and triple-pane windows. Featuring 4 bedrooms and 3.5 bathrooms. The main level offers a breathtaking living space with 270-degree ravine views, an extensive chef's kitchen, mudroom, and a 25x23 double garage. The spacious primary suite has vaulted ceilings, 12 windows, and a spa-like 5-piece ensuite. Upstairs offers laundry, a full bath, and two bedrooms-one with a loft. The basement includes a family room, bedroom/fitness room, den, wet bar, and private patio area. A true masterpiece in a serene, secluded location!

Built in 2013

Essential Information

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|--------|-------------|
| MLS® # | E4426617 |
| Price | \$1,399,800 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,111 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 9346 83 Avenue |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1B8 |

Amenities

| | |
|----------------|---|
| Amenities | Bar, Ceiling 10 ft., Closet Organizers, Deck, Insulation-Upgraded, No Smoking Home, Patio, Vaulted Ceiling, Infill Property, Exterior Walls 2"x8", HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 3 |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Vacuum System Attachments, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | See Remarks |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal, Stucco |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Creek, Hillside, No Through Road, Park/Reserve, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot |
| Roof | See Remarks |
| Construction | Wood, Metal, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 18 |

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Listing information last updated on April 4th, 2025 at 4:17pm MDT