

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

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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       8  
Zoning                 Zone 18

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Listing information last updated on May 2nd, 2025 at 7:03pm MDT