

# \$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

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 5:32am MDT