

\$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	18
Zoning	Zone 18

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