ALLISON MESTON
REAL ESTATE GROUP

EXTRAORDINARY.

IN THE HEART OF MILLCREEK RAVINE





ARCHITECTURAL CONCEPT • FOR ILLUSTRATION ONLY

35' × 175'	~6,120 SQ. FT.	RAVINE
LOT DIMENSIONS	LOT AREA	SETTING

A rare chance to bring your vision to life on a deep, privately situated lot overlooking Mill Creek Ravine. Envision an oversized front garage with office, gym, or secondary suite. A connecting breezeway, and a two-storey home oriented toward the ravine. A potential rooftop terrace on a 2.5-storey design could offer downtown views, subject to approval.

Mature surroundings. Scenic trails. Central-city convenience. A distinctive address with room to imagine more. Enjoy amenities of spectacular Bonnie Doon!

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THE VISION

Imagine a home overlooking Edmonton's scenic Mill Creek Ravine, where mature trees and winding trails create a peaceful escape in the heart of the city. This exceptional 35' x 175' build pocket invites you to envision a custom two-storey residence designed to embrace the ravine setting. Picture an oversized garage at the front of the property, connected to the home by an elegant breezeway, creating a distinctive courtyard-style arrival. Inside, expansive windows and living spaces could frame lush treetop views, while a potential rooftop terrace on a 2.5-storey design could offer glimpses of Edmonton's downtown skyline. Start your mornings above the greenery, entertain with nature as your backdrop, and explore nearby river valley trails. With approximately 6,120 sq. ft. of land and water, sewer and storm servicing reported complete, this is a rare opportunity to create your own urban retreat. Minutes from Whyte Avenue, Bonnie Doon, the University of Alberta & downtown. All designs subject to City approval.

PROPERTY DETAILS

ADDRESS

9209 96 Street NW, Edmonton

LAND

Build pocket / no demolition reported

LOT

35 ft × 175 ft (approx.)

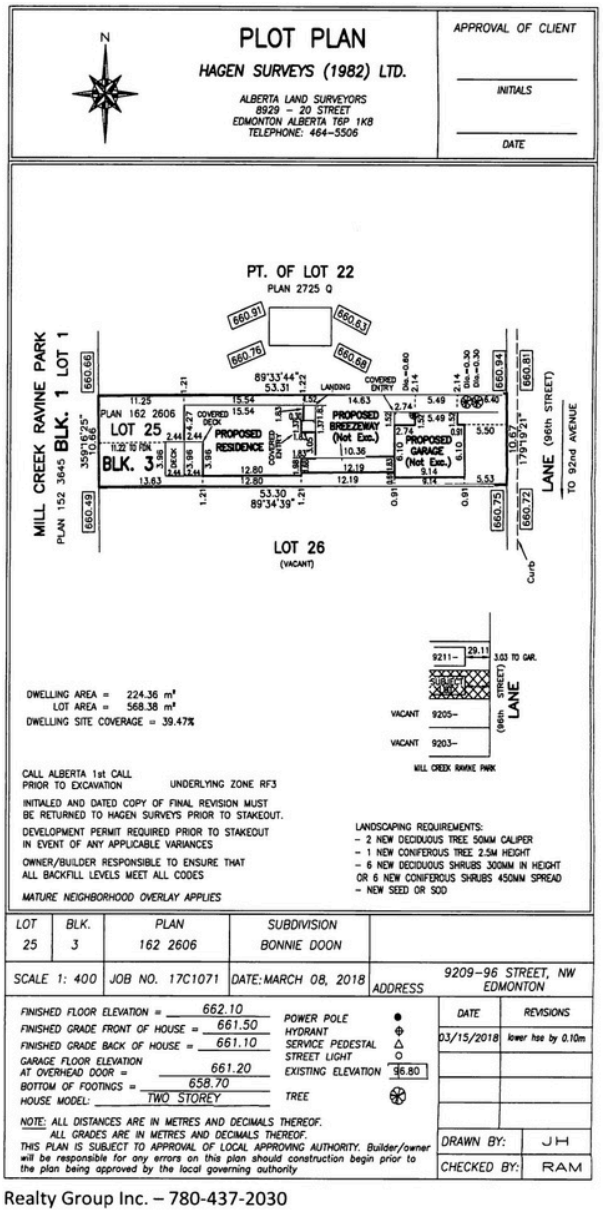
SERVICING

Water / sewer / storm on property

NEIGHBOURHOOD

Mill Creek / Bonnie Doon area

ILLUSTRATIVE PLOT PLAN



Realty Group Inc. – 780-437-2030

Historical preliminary plan supplied by the owner. Not a permit or proof of current zoning compliance.

Buyer to verify property dimensions, servicing, development potential, access, setbacks, variances, zoning and all required permits with the City of Edmonton. Rendering and floor/lot concepts are illustrative only; no municipal approval is represented.

STUNNING BONNIE DOON

- AMPLE WALKING TRAILS
- STEPS FROM MILL CREEK RAVINE SWIMMING POOL
- CAFÉ BICYCLETTE, DUGGANS PUB, COLUMBIAN COFFEE SHOP, DARLING and MANY OTHER LOCAL FAVOURITE SHOPS/RESTAURANTS
- LRT
- EDMONTON SKI CLUB
- BONNIE DOON LEISURE CENTRE
- BONNIE DOON COMMUNITY LEAGUE
- POPULAR SCHOOL OPTIONS: VIMY RIDGE ACADEMNY, RUTHERFORD SCHOOL
- BONNIE DOON SHOPPING CENTRE
- GROCERY CLOSE BY
- FLYING CANOE VALANT IN YOUR BACKYARD
- EDMONTON FOLK FEST NEARBY
- BONNIE DOON MIDWAY
- BONNIE DOON BOWLING LANES
- GHALLAGER HILL CLOSEBY
- PUBLIC LIBRARY
- 66 WALK SCORE
- 70 BIKE SCORE









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