

## \$1,050,000 - 8522 84 Avenue, Edmonton

MLS® #E4456477

**\$1,050,000**

10 Bedroom, 4.00 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Fully remodelled, legally suited side-by-side duplex in desirable Bonnie Doon. Offering just under 2,000 sq ft of total living space, 10 bedrooms, and 4 bathrooms. This property features four self-contained legal suites. Each main floor unit includes 3 bedrooms and 1 full bathroom, while each legal basement suite offers 2 bedrooms and 1 bathroom. All suites have been updated with modern finishes, in suite laundry, and enjoy separate entrances for privacy and convenience, ensuring a comfortable living experience for tenants and peace of mind for owners. Excellent opportunity for investors with strong rental income potential or for multi-generational living. Prime central location close to schools, shopping, Mill Creek Ravine, University of Alberta, Downtown, and LRT access.

Built in 1956

### Essential Information

MLS® #	E4456477
Price	\$1,050,000
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	1,991
Acres	0.00
Year Built	1956



Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	8522 84 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1C9

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Detached, Front/Rear Drive Access

### Interior

Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 5th, 2025
Days on Market	1
Zoning	Zone 18

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