# \$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

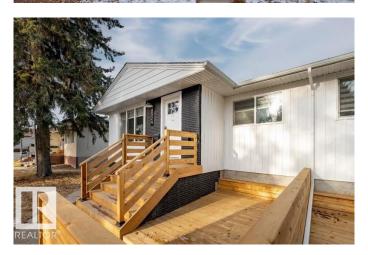
Square Footage 1,991

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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