

\$1,550,000 - 1 8514 83 Avenue, Edmonton

MLS® #E4448302

\$1,550,000

3 Bedroom, 3.50 Bathroom, 4,618 sqft
Condo / Townhouse on 0.00 Acres

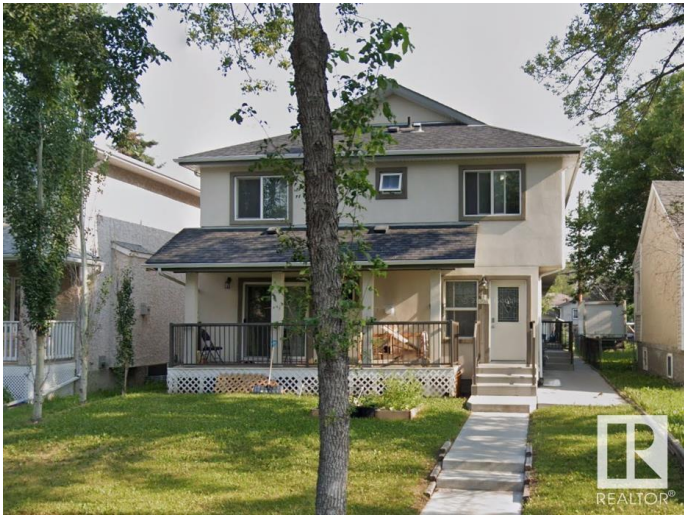
Bonnie Doon, Edmonton, AB

Excellent opportunity to own a 2014 built 4 plex in Bonnie Doon area with separate titles steps away from Bonnie Doon Mall, LRT station with easy access to downtown & University. Main floor: A good-sized living room, fireplace, hardwood flooring, a modern kitchen with quartz counters overlooking the deck & a 2P bath. Upstairs you find a large master bedroom with a walk-in closet and a 4 piece ensuite with a jacuzzi soaker tub! There is also a 2nd bedroom and bathroom and a naturally bright den with a skylight. The basement is finished with large windows, laundry, a bathroom, a family room, & a 3rd bedroom in 2 units. Quartz throughout! Acrylic Stucco! 4 sets of appliances. Each unit comes with a tandem parking stall (2 stalls), for a total of 8 parking stalls. All nestled in beautiful Bonnie Doon! 2024 Total Income: \$87,657, Operating Expenses: \$18,031.64, Net Operating Income: \$69,625

Built in 2013

Essential Information

MLS® #	E4448302
Price	\$1,550,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	4,618
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	1 8514 83 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B1

Amenities

Amenities	No Smoking Home
Parking Spaces	8
Parking	2 Outdoor Stalls, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Rutherford
Middle	Kenilworth
High	McNally

Additional Information

Date Listed	July 16th, 2025
Days on Market	17
Zoning	Zone 18

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