

\$539,999 - 8709 83 Avenue, Edmonton

MLS® #E4430447

\$539,999

5 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this well-maintained duplex in the heart of Bonnie Doon, just minutes from the University of Alberta and steps away from great cafes, restaurants and shops. Featuring 5 bedrooms, 3.5 bathrooms, and an oversized single garage, this home offers the perfect blend of space, comfort, and location. A charming front verandah leads into a bright main floor with 9'™ ceilings, hardwood floors, and a cozy fireplace. The kitchen includes stainless steel appliances, ample cabinetry, and a granite island that opens to a sun-filled dining area. Upstairs, the spacious primary suite features a 4-piece ensuite and walk-in closet, with two additional bedrooms, a full bath, and laundry completing the level. The fully finished basement adds two more bedrooms, a large rec room, a full bath, and separate entrance with great suit potential! Enjoy outdoor living in the fenced, low-maintenance backyard with a large deck—perfect for relaxing or entertaining. A great opportunity in a sought-after neighbourhood!

Built in 2012

Essential Information

MLS® # E4430447

Price \$539,999



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,546
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8709 83 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B2

Amenities

Amenities	See Remarks
Parking	Single Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 11th, 2025

Days on Market 55

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 5th, 2025 at 12:18pm MDT