

## \$489,800 - 7940 82 Avenue, Edmonton

MLS® #E4442535

**\$489,800**

4 Bedroom, 2.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

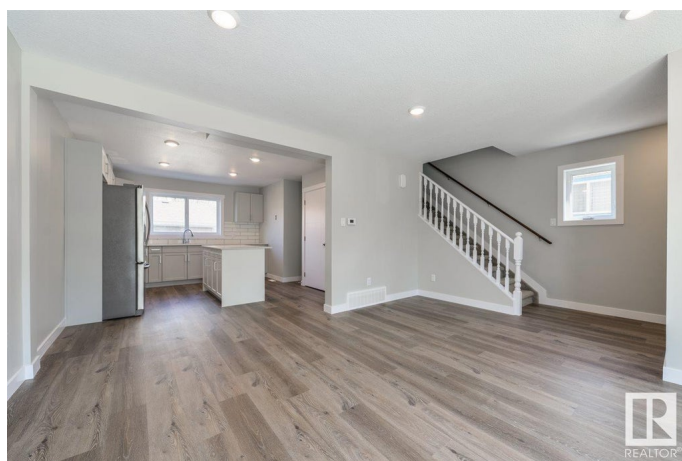
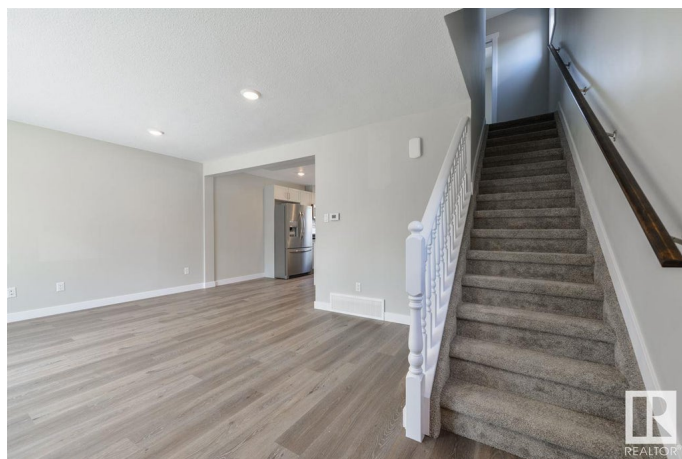
Idylwylde, Edmonton, AB

**INVESTOR ALERT. FULLY RENOVATED**  
Duplex with LEGAL BSMT suite in  
IDYLWYLDE. Remarkable location near  
Bonnie Doon mall and future LRT. Great curb  
appeal with updated vinyl exterior, gutters and  
roof. Main floor features a generous size living  
room with large bay window, a half bath and  
laundry room. In the kitchen you will find a  
large island with Quartz CTPs and SS  
appliances. Upstairs has 3 well-appointed  
bedrooms and a updated 3-piece bathroom.  
The two units are separated by a CINDER  
BLOCK concrete party wall for superior  
SOUND PROOFING. Notably most the  
mechanical was redone with all new plumbing,  
new furnaces and new HWT's. Legal  
basement suite has a separate entrance with  
kitchen, full bath, laundry and bedroom. Single  
detached garage with driveway and parking  
pad for extra cars. Other side also available.

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442535  |
| Price      | \$489,800 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,095             |
| Acres          | 0.00              |
| Year Built     | 1989              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7940 82 Avenue |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0Y2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Gas, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 3                                                                                          |
| Has Suite    | Yes                                                                                        |
| 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 | June 13th, 2025 |
|-------------|-----------------|

Days on Market 12

Zoning Zone 18

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Listing information last updated on June 25th, 2025 at 10:47am MDT