

\$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

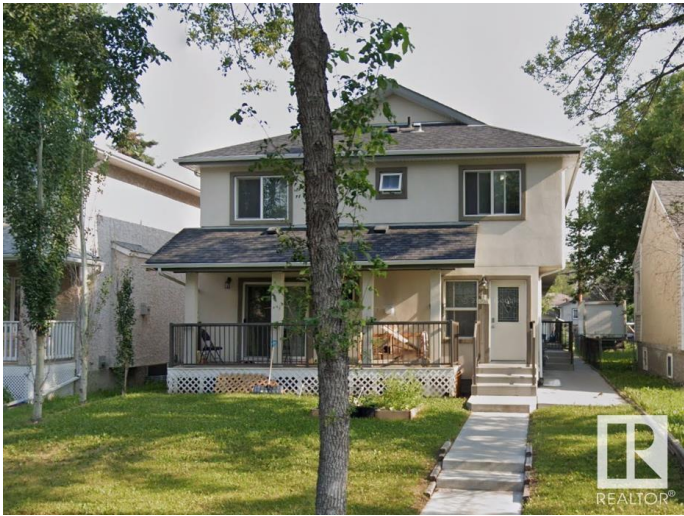
Bonnie Doon, Edmonton, AB

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 | 15 |
| Zoning | Zone 18 |

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Listing information last updated on July 31st, 2025 at 9:18am MDT