

\$2,565,000 - 8402 87 Street, Edmonton

MLS® #E4454606

\$2,565,000

3 Bedroom, 3.50 Bathroom, 4,256 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Discover exceptional investment opportunity with this beautifully designed 4-plex with legal basement suites by House of Modernity. This property has a projected rental income of \$187,000 annually. Ideally situated in a prime location, this property features four legal suites, each with 9 ft ceilings, a sophisticated 2-bedroom, 2-bathroom ensuite layout perfect for working professionals. The design accommodates individual needs while providing a separate entrance for the legal basement suite, enhancing privacy and rental flexibility. The large basement includes a bedroom and a cozy living area, ideal for additional sleeping arrangements, all highlighted by vaulted ceilings, high-end finishes, and a designer lighting package.

Built in 2024

Essential Information

MLS® #	E4454606
Price	\$2,565,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,256
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	4PLEX
Style	2 Storey
Status	Active

Community Information

Address	8402 87 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1E2

Amenities

Amenities	On Street Parking, Ceiling 9 ft., No Smoking Home
Parking	Quad or More Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	12

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 September 6th, 2025 at 5:17pm MDT