

## \$975,000 - 8522/8524 84 Avenue, Edmonton

MLS® #E4456477

**\$975,000**

10 Bedroom, 4.00 Bathroom, 1,991 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Fully remodelled, legally suited side-by-side duplex in desirable Bonnie Doon. Offering just under 4,000 sq ft of total living space, 10 bedrooms, and 4 bathrooms. This property features four self-contained legal suites. Each main floor unit includes 3 bedrooms and 1 full bathroom, while each legal basement suite offers 2 bedrooms and 1 bathroom. All suites have been updated with modern finishes, in suite laundry, and enjoy separate entrances for privacy and convenience, ensuring a comfortable living experience for tenants and peace of mind for owners. Excellent opportunity for investors with strong rental income potential or for multi-generational living. Prime central location close to schools, shopping, Mill Creek Ravine, University of Alberta, Downtown, and LRT access.

Built in 1956

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456477  |
| Price          | \$975,000 |
| Bedrooms       | 10        |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,991     |
| Acres          | 0.00      |
| Year Built     | 1956      |



|          |                     |
|----------|---------------------|
| Type     | Single Family       |
| Sub-Type | Duplex Side By Side |
| Style    | Bungalow            |
| Status   | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8522/8524 84 Avenue |
| Area        | Edmonton            |
| Subdivision | Bonnie Doon         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6C 1C9             |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks                |
| Parking   | Double Garage Detached, Front/Rear Drive Access |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                             |
| Stories      | 2                                                     |
| Has Suite    | Yes                                                   |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                  |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Brick, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 49                  |
| Zoning         | Zone 18             |

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