\$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

Priced to sell! A rare investment gem in prime Bonnie Doon offering unbeatable value & future growth potential. Own all 4 units of a 2014-built 4-plex, each with its own separate title, in one of Edmonton's most desirable neighborhoods. Just steps to Bonnie Doon Mall & LRT station, with quick access to downtown & U of A. Main floor features a spacious living room with cozy fireplace, hardwood flooring, & a modern kitchen with quartz counters overlooking the deck, plus a 2-pc bath. Upstairs offers a large primary bedroom with walk-in closet & 4-pc ensuite with jacuzzi tub, a 2nd bedroom & full bathroom, plus a bright bonus room with skylight for extra living space. The finished basement in 2 units includes large windows, laundry, a full bathroom, family room & 3rd bedroom. Quality finishes throughout with quartz counters in all units & acrylic stucco exterior. Each unit comes with 6 appliances & a tandem parking stall (2 stalls each) for a total of 8 stalls. Even builders can't match this price today.

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

Fireplace Yes

Fireplaces Tile Surround

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 105

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 October 29th, 2025 at 5:17am MDT