

\$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

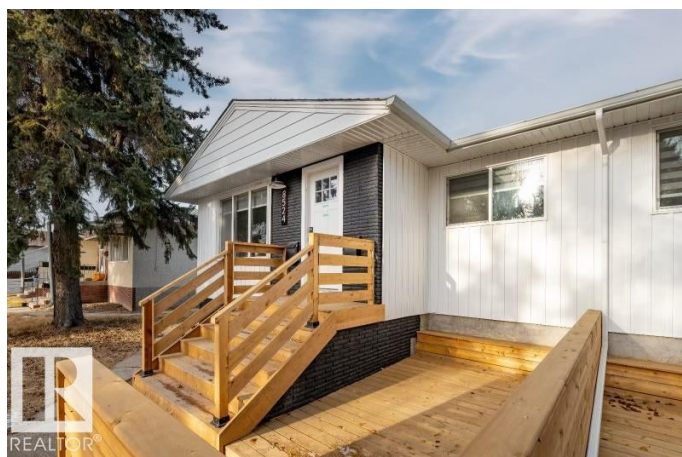
Bonnie Doon, Edmonton, AB

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	56
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 31st, 2025 at 12:02am MDT