

## \$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 | 112             |
| Zoning         | Zone 18         |

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Listing information last updated on November 5th, 2025 at 1:32pm MST