

# \$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

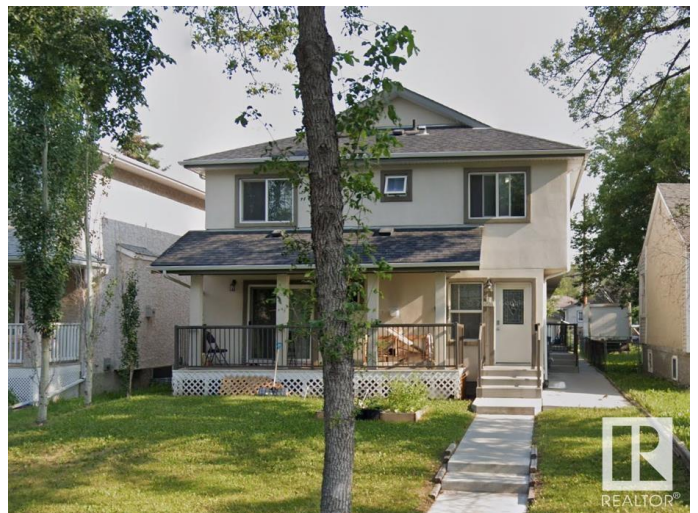
Bonnie Doon, Edmonton, AB

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	21
Zoning	Zone 18

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Listing information last updated on August 6th, 2025 at 8:17pm MDT