

## \$550,000 - 8709 83 Avenue, Edmonton

MLS® #E4430447

**\$550,000**

5 Bedroom, 3.50 Bathroom, 1,546 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this well-maintained duplex in the heart of Bonnie Doon, just minutes from the University of Alberta and steps away from great cafes, restaurants and shops. Featuring 5 bedrooms, 3.5 bathrooms, and an oversized single garage, this home offers the perfect blend of space, comfort, and location. A charming front verandah leads into a bright main floor with 9'™ ceilings, hardwood floors, and a cozy fireplace. The kitchen includes stainless steel appliances, ample cabinetry, and a granite island that opens to a sun-filled dining area. Upstairs, the spacious primary suite features a 4-piece ensuite and walk-in closet, with two additional bedrooms, a full bath, and laundry completing the level. The fully finished basement adds two more bedrooms, a large rec room, a full bath, and separate entrance with great suit potential! Enjoy outdoor living in the fenced, low-maintenance backyard with a large deck—perfect for relaxing or entertaining. A great opportunity in a sought-after neighbourhood!

Built in 2012

### Essential Information

MLS® # E4430447

Price \$550,000



|                |               |
|----------------|---------------|
| Bedrooms       | 5             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,546         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8709 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1B2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                7

Zoning                            Zone 18

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Listing information last updated on April 18th, 2025 at 8:17pm MDT