

# \$1,550,000 - #1-4 8514 83 Av Nw, Edmonton

MLS® #E4448302

**\$1,550,000**

3 Bedroom, 4.00 Bathroom, 4,618 sqft

Single Family

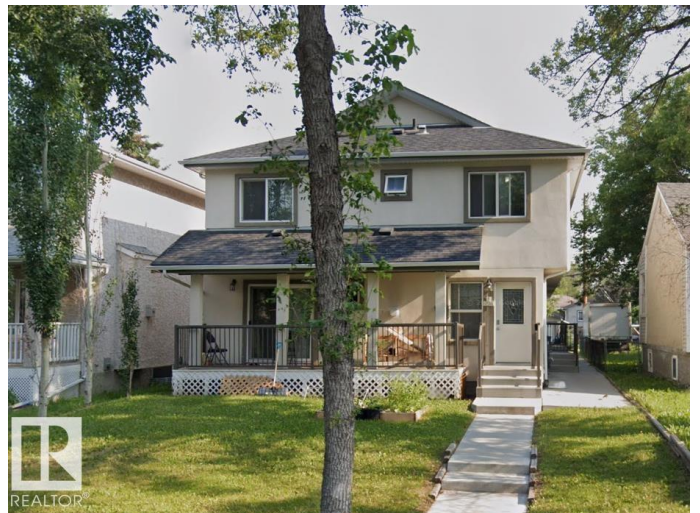
Bonnie Doon, Edmonton, Alberta

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. (id:6289)

Built in 2013

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | E4448302    |
| Price     | \$1,550,000 |
| Bedrooms  | 3           |
| Bathrooms | 4.00        |



|                |                    |
|----------------|--------------------|
| Half Baths     | 1                  |
| Square Footage | 4,618              |
| Year Built     | 2013               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | #1-4 8514 83 Av Nw |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| Province    | Alberta            |
| Postal Code | T6C1B1             |

## Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Schools, Shopping |
| Features       | No Smoking Home   |
| Parking Spaces | 8                 |
| Parking        | Stall             |

## Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Microwave Range Hood Combo, Refrigerator, Stove, Central Vacuum, Washer, Window Coverings |
| Heating      | Forced air                                                                                                   |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Gas                                                                                                          |
| # of Stories | 2                                                                                                            |
| Has Basement | Yes                                                                                                          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Elite |
|----------------|--------------|



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Listing information last updated on October 16th, 2025 at 8:16pm MDT