

\$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	109
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 November 2nd, 2025 at 5:32am MST