

**\$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

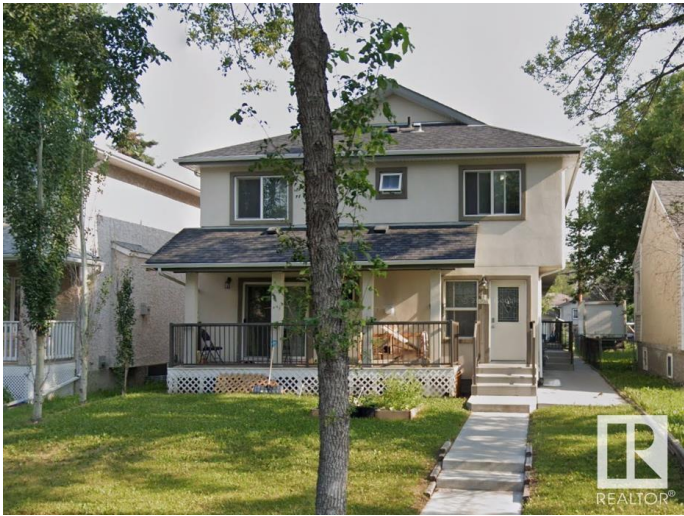
Bonnie Doon, Edmonton, AB

Excellent opportunity to own a 2014 built 4 plex in Bonnie Doon area with separate titles steps away from Bonnie Doon Mall, LRT station with easy access to downtown & University. Main floor: A good-sized living room, fireplace, hardwood flooring, a modern kitchen with quartz counters overlooking the deck & a 2P bath. Upstairs you find a large master bedroom with a walk-in closet and a 4 piece ensuite with a jacuzzi soaker tub! There is also a 2nd bedroom and bathroom and a naturally bright den with a skylight. The basement is finished with large windows, laundry, a bathroom, a family room, & a 3rd bedroom in 2 units. Quartz throughout! Acrylic Stucco! 4 sets of appliances. Each unit comes with a tandem parking stall (2 stalls), for a total of 8 parking stalls. All nestled in beautiful Bonnie Doon! 2024 Total Income: \$87,657, Operating Expenses: \$18,031.64, Net Operating Income: \$69,625

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
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	14
Zoning	Zone 18

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Listing information last updated on July 30th, 2025 at 7:02pm MDT