

\$539,999 - 8709 83 Avenue, Edmonton

MLS® #E4430447

\$539,999

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 | \$539,999 |



| | |
|----------------|---------------|
| 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 21

Zoning Zone 18

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