

\$489,800 - 7940 82 Avenue, Edmonton

MLS® #E4442535

\$489,800

4 Bedroom, 2.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

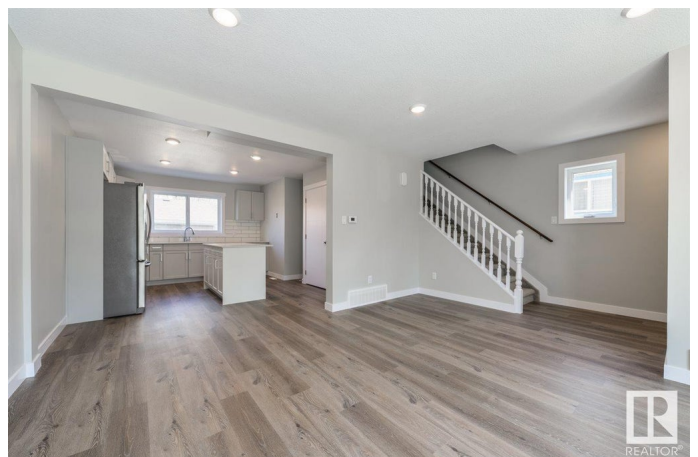
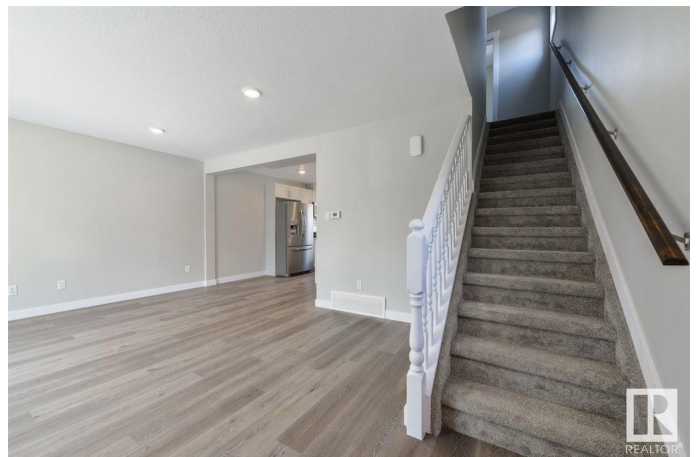
Idylwylde, Edmonton, AB

INVESTOR ALERT. FULLY RENOVATED
Duplex with LEGAL BSMT suite in
IDYLWYLDE. Remarkable location near
Bonnie Doon mall and future LRT. Great curb
appeal with updated vinyl exterior, gutters and
roof. Main floor features a generous size living
room with large bay window, a half bath and
laundry room. In the kitchen you will find a
large island with Quartz CTPs and SS
appliances. Upstairs has 3 well-appointed
bedrooms and a updated 3-piece bathroom.
The two units are separated by a CINDER
BLOCK concrete party wall for superior
SOUND PROOFING. Notably most the
mechanical was redone with all new plumbing,
new furnaces and new HWT's. Legal
basement suite has a separate entrance with
kitchen, full bath, laundry and bedroom. Single
detached garage with driveway and parking
pad for extra cars. Other side also available.

Built in 1989

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442535 |
| Price | \$489,800 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |



| | |
|----------------|-------------------|
| Square Footage | 1,095 |
| Acres | 0.00 |
| Year Built | 1989 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 7940 82 Avenue |
| Area | Edmonton |
| Subdivision | Idylwylde |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0Y2 |

Amenities

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

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| 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 | June 13th, 2025 |
|-------------|-----------------|

Days on Market 7

Zoning Zone 18

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Listing information last updated on June 20th, 2025 at 5:17pm MDT