

## \$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                30

Zoning                              Zone 18

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