

\$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
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Days on Market 29

Zoning Zone 18

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