

## \$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

IDYLYLDE. 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

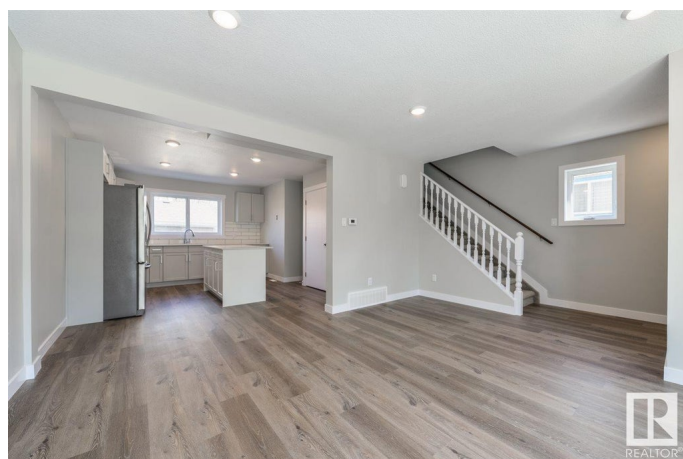
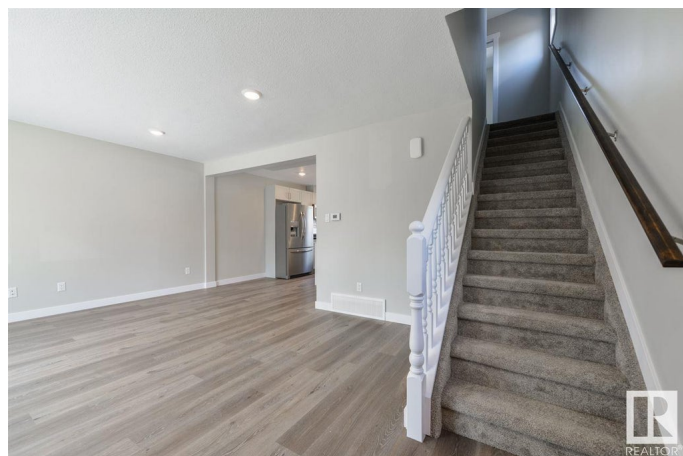
Price \$489,800

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 24

Zoning Zone 18

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