

\$979,800 - 7940/7942 82 Avenue, Edmonton

MLS® #E4442535

\$979,800

4 Bedroom, 2.50 Bathroom, 2,189 sqft

Condo / Townhouse on 0.00 Acres

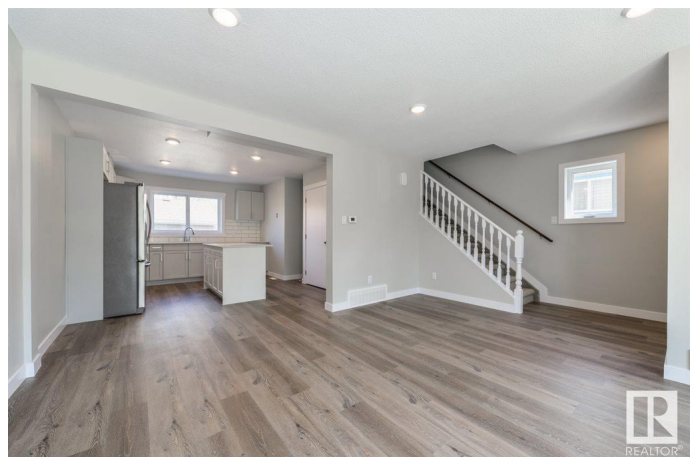
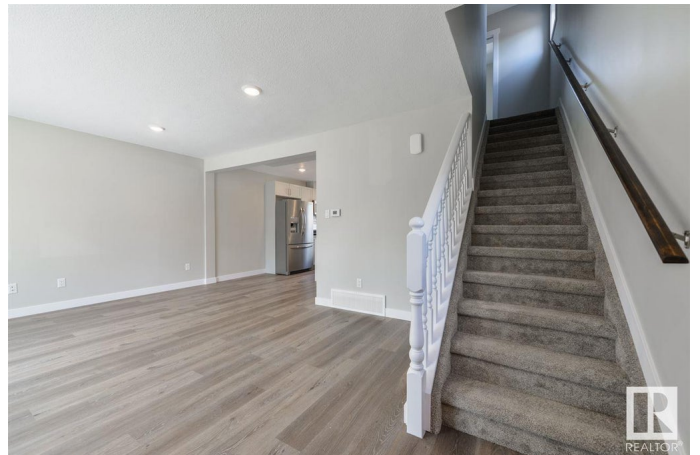
Idylwylde, Edmonton, AB

INVESTOR ALERT. FULLY RENOVATED
Duplex with **LEGAL BSMT** suites 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 suites have a separate entrance with kitchen, full bath, laundry and bedroom. There are a total of 8 **PARKING** spots out back and good parking in front. Don't miss out on this cash flow opportunity.

Built in 1989

Essential Information

MLS® #	E4442535
Price	\$979,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,189
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

Community Information

Address	7940/7942 82 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y2

Amenities

Amenities	See Remarks
Parking	Double 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 3

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:32am MDT