

## \$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

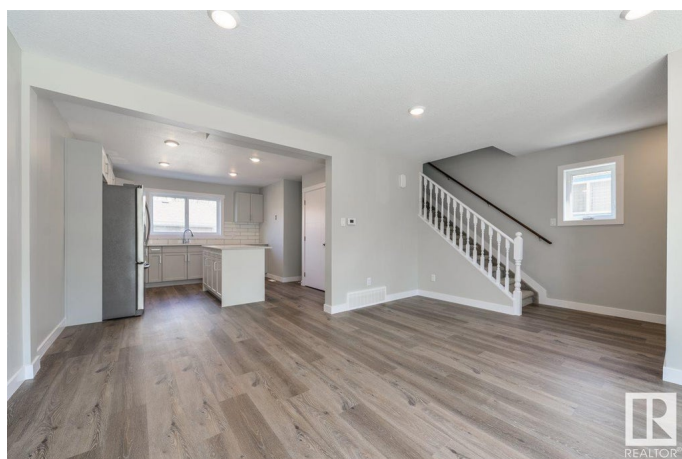
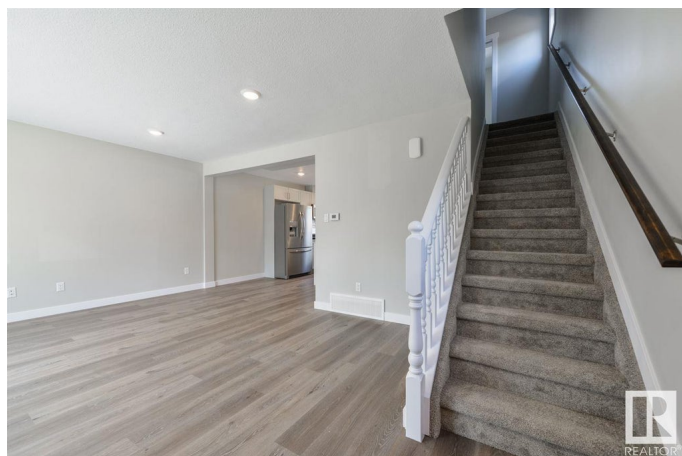
### INVESTOR ALERT. FULLY RENOVATED

Duplex with LEGAL BSMT suite in IDYLYWLDE. 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 31

Zoning Zone 18

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Listing information last updated on July 13th, 2025 at 10:32pm MDT