

# \$489,800 - 7940 82 Avenue, Edmonton

MLS® #E4442535

**\$489,800**

4 Bedroom, 2.50 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

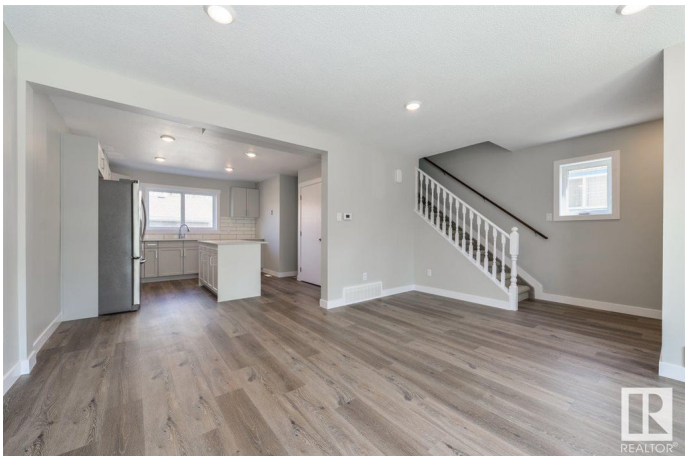
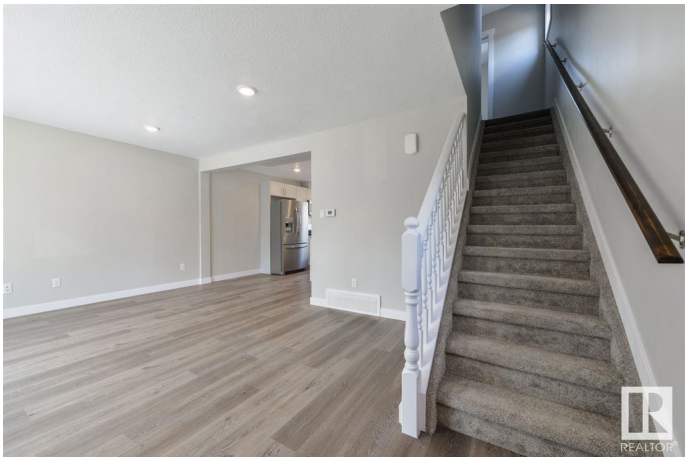
Idylwylde, Edmonton, AB

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 |
|-------------|-----------------|

Days on Market 74

Zoning Zone 18

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Listing information last updated on August 26th, 2025 at 9:02am MDT