

## **\$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

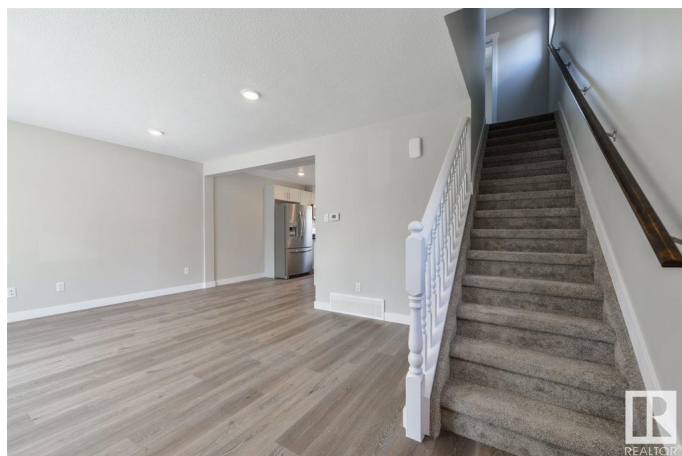
Idylwylde, Edmonton, AB

**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

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Listing information last updated on June 16th, 2025 at 9:32am MDT