

## **\$879,900 - 8924/8926 88 Avenue, Edmonton**

MLS® #E4422450

**\$879,900**

4 Bedroom, 2.50 Bathroom, 2,108 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Prime Investment Opportunity in Bonnie Doon!

This side-by-side duplex is well-maintained and has recent upgrades. Each unit features an open and bright design with hardwood floors and a bright finished lower level, complete with a living room, kitchen, two bedrooms, and a full bath. The main floor boasts a bright and spacious living area and upgraded kitchen with ample cabinetry and counter space. The main floor features a spacious master bedroom with ensuite and generously sized second bedroom. Both units have a side entrance leading to the basement with a SECOND KITCHEN, offering great potential for multi-generational living. Situated on a 50 x 148 corner lot, the property also includes a double detached garage. Just steps from Mill Creek Ravine, schools, parks and quick access to downtown and public transit, this is an ideal opportunity for investors or homeowners looking to maximize value in a prime location!

Built in 1989

### **Essential Information**

MLS® #	E4422450
Price	\$879,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### **Community Information**

Address	8924/8926 88 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1L8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 69

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 April 30th, 2025 at 7:32pm MDT