

\$374,999 - 8515 86 Avenue, Edmonton

MLS® #E4457046

\$374,999

3 Bedroom, 2.00 Bathroom, 1,010 sqft
Single Family on 0.00 Acres

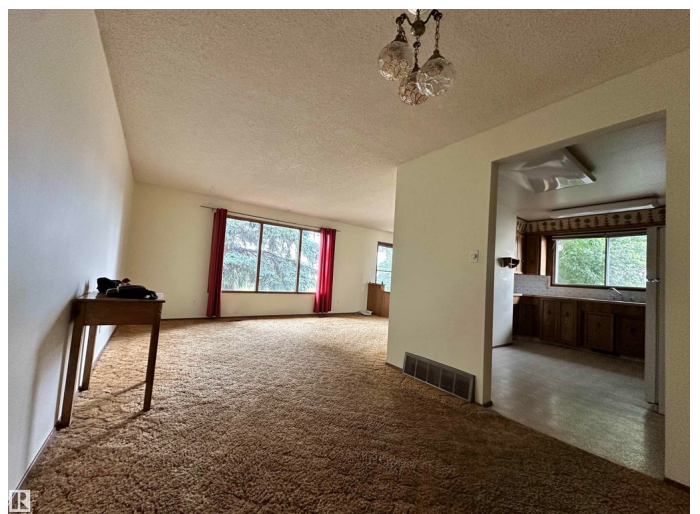
Bonnie Doon, Edmonton, AB

Rare 4-Level Split Half Duplex in Bonnie Doon! With over 2000 sq.ft of living space! This unique property is almost all original but has been very well maintained and has great bones. The furnace and hot water tank are newer, giving peace of mind for years to come. With a separate entrance, it's an excellent candidate for a secondary suite, making it attractive for investors looking to add value and generate rental income. Alternatively, renovate to modern standards and live in it yourself, or simply rent it out as is. Some may even call it a "handyman special" not because of condition, but because it's outdated and ready for your personal touch. Priced right at the City of Edmonton assessment, this is a fantastic opportunity in one of Edmonton's most desirable central neighbourhoods. The other half is also available for sale (8517) creating even more potential for investors!

Built in 1977

Essential Information

MLS® #	E4457046
Price	\$374,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,010
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

Community Information

Address	8515 86 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1J4

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	3
Parking	Parking Pad Cement/Paved

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
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Days on Market 5

Zoning Zone 18

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