

## **\$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 71

Zoning Zone 18

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