

\$484,999 - 8517 86 Avenue, Edmonton

MLS® #E4457071

\$484,999

4 Bedroom, 2.00 Bathroom, 1,104 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Beautifully Renovated 4-Level Split Half Duplex in Bonnie Doon! This home is move-in ready and packed with upgrades. Enjoy a spacious open-concept kitchen with quartz countertops, upgraded stainless steel appliances, and plenty of natural light. The home has been updated throughout with new windows, furnace, and hot water tank, giving peace of mind for years to come. Outside you'll find a massive garage, great side yard, and hot tub hookups – perfect for entertaining. The basement is fully finished and features a wet bar and theatre setup, making it the ultimate hangout space. With 4 levels of living space, this home offers room to grow and flexibility for families, professionals, or investors alike. A rare find in Bonnie Doon – modern style, thoughtful updates, and unbeatable value in a fantastic central location. It also features a side entrance so you could potentially add a secondary suite! Both sides of the duplex are available which makes it a fantastic opportunity for an investor!

Built in 1977

Essential Information

MLS® #	E4457071
Price	\$484,999
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

Community Information

Address	8517 86 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1J4

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, Wet Bar
Parking	Double Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, TV Wall Mount, Curtains and Blinds, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 10th, 2025
Days on Market	7
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 September 17th, 2025 at 3:32pm MDT