

\$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 50

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 11th, 2025 at 10:32am MDT