

## \$489,800 - 7940 82 Avenue, Edmonton

MLS® #E4442535

**\$489,800**

4 Bedroom, 2.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

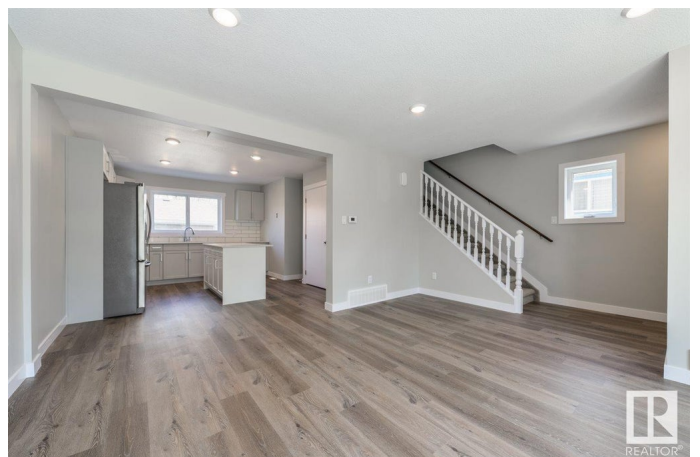
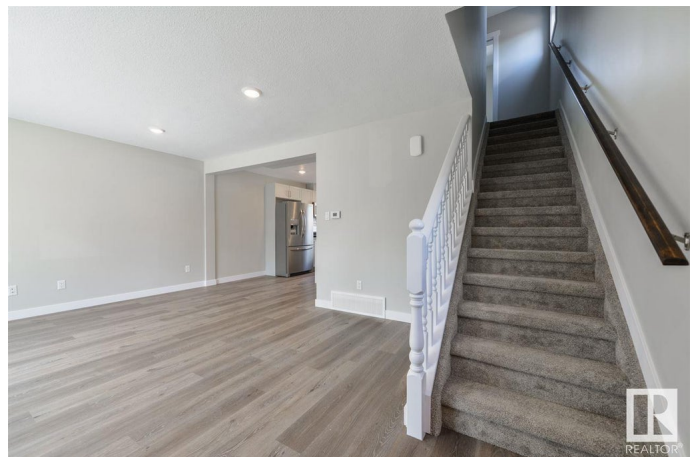
Idylwylde, Edmonton, AB

**INVESTOR ALERT. FULLY RENOVATED**  
Duplex with LEGAL BSMT suite in  
IDYLWYLDE. Remarkable location near  
Bonnie Doon mall and future LRT. Great curb  
appeal with updated vinyl exterior, gutters and  
roof. Main floor features a generous size living  
room with large bay window, a half bath and  
laundry room. In the kitchen you will find a  
large island with Quartz CTPs and SS  
appliances. Upstairs has 3 well-appointed  
bedrooms and a updated 3-piece bathroom.  
The two units are separated by a CINDER  
BLOCK concrete party wall for superior  
SOUND PROOFING. Notably most the  
mechanical was redone with all new plumbing,  
new furnaces and new HWT's. Legal  
basement suite has a separate entrance with  
kitchen, full bath, laundry and bedroom. Single  
detached garage with driveway and parking  
pad for extra cars. Other side also available.

Built in 1989

### Essential Information

MLS® #	E4442535
Price	\$489,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,095
Acres	0.00
Year Built	1989
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7940 82 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y2

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	June 13th, 2025
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Days on Market 13

Zoning Zone 18

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Listing information last updated on June 26th, 2025 at 7:17pm MDT