

## \$979,800 - 7940/7942 82 Avenue, Edmonton

MLS® #E4442535

**\$979,800**

4 Bedroom, 2.50 Bathroom, 2,189 sqft  
Condo / Townhouse on 0.00 Acres

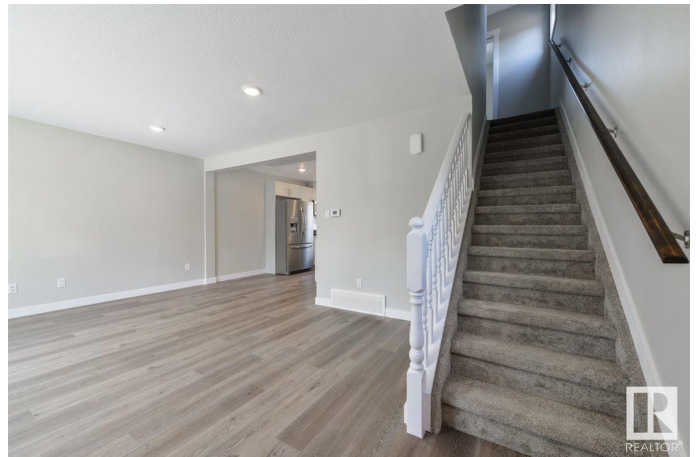
Idylwylde, Edmonton, AB

INVESTOR ALERT. FULLY RENOVATED Duplex with LEGAL BSMT suites 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 suites have a separate entrance with kitchen, full bath, laundry and bedroom. There are a total of 8 PARKING spots out back and good parking in front. Don't miss out on this cash flow opportunity.

Built in 1989

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442535  |
| Price      | \$979,800 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                     |
|----------------|---------------------|
| Half Baths     | 1                   |
| Square Footage | 2,189               |
| Acres          | 0.00                |
| Year Built     | 1989                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 7940/7942 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Idylwylde           |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6C 0Y2             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double 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

Days on Market 3

Zoning Zone 18

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Listing information last updated on June 16th, 2025 at 12:47pm MDT