

## \$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 | 6                    |
| Zoning         | Zone 18              |

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Listing information last updated on September 16th, 2025 at 8:18pm MDT