

## \$374,999 - 8515 86 Avenue, Edmonton

MLS® #E4457046

**\$374,999**

3 Bedroom, 2.00 Bathroom, 1,010 sqft  
Single Family on 0.00 Acres

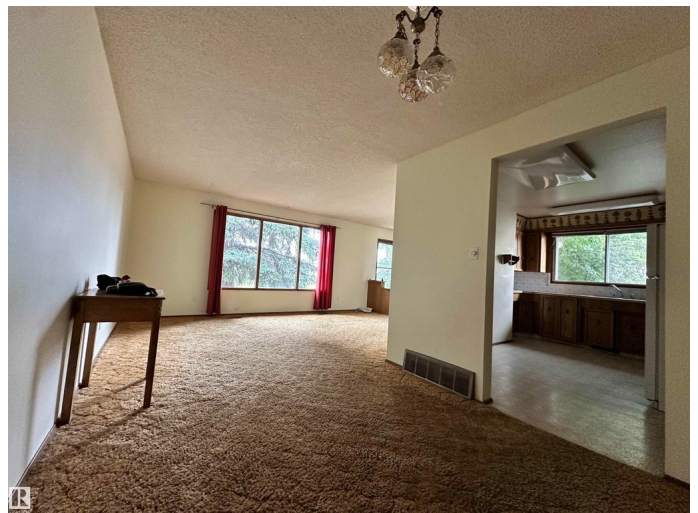
Bonnie Doon, Edmonton, AB

Rare 4-Level Split Half Duplex in Bonnie Doon! With over 2000 sq.ft of living space! This unique property is almost all original but has been very well maintained and has great bones. The furnace and hot water tank are newer, giving peace of mind for years to come. With a separate entrance, it's an excellent candidate for a secondary suite, making it attractive for investors looking to add value and generate rental income. Alternatively, renovate to modern standards and live in it yourself, or simply rent it out as is. Some may even call it a "handyman special" not because of condition, but because it's outdated and ready for your personal touch. Priced right at the City of Edmonton assessment, this is a fantastic opportunity in one of Edmonton's most desirable central neighbourhoods. The other half is also available for sale (8517) creating even more potential for investors!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457046  |
| Price      | \$374,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 1,010         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8515 86 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1J4        |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra |
| Parking Spaces | 3                                                               |
| Parking        | Parking Pad Cement/Paved                                        |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 3                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Partially Finished                              |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Schools, Shopping Nearby, View Downtown |
| 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 15th, 2025 at 9:31pm MDT