

\$859,900 - 8564 & 8566 88 Street, Edmonton

MLS® #E4453459

\$859,900

9 Bedroom, 4.00 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

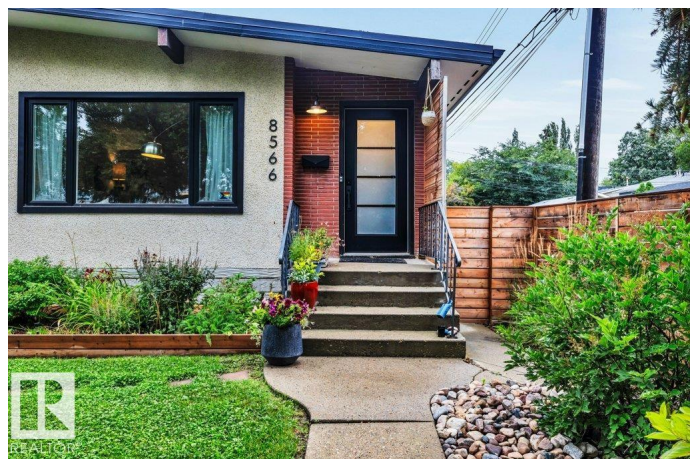
Bonnie Doon, Edmonton, AB

AMAZING side by side duplex, AMAZING street, AMAZING neighbourhood, AMAZING condition and upgrades! This stunning property in Bonnie Doon is about as good as it gets from its sought after location, excellent accessibility to transit, universities, city core, green spaces, schools and amenities. The stunning curb appeal is just as good on the outside as it is on the inside. This property is easily nice enough to live in and great for extended family, professional short term rentals, Airbnb slam dunk, live in one and rent out others, or turn this property with its high rental potential into a strong investment with minimal maintenance. #8564 Offers renovated 3bed/1bath main floor with separate entrance to a 2bed/1bath basement with kitchen and living space. #8566 Offers fully renovated 5bed/2bath unit with separate entrance and rough-in for basement kitchen. Endless upgrades here from furnaces, HRV, stunning kitchens, hardwood floors etc.

Built in 1967

Essential Information

MLS® #	E4453459
Price	\$859,900
Bedrooms	9
Bathrooms	4.00



Full Baths	4
Square Footage	2,061
Acres	0.00
Year Built	1967
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

Community Information

Address	8564 & 8566 88 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3J5

Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 16th, 2025

Days on Market 5

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 August 20th, 2025 at 11:32pm MDT