

## \$474,900 - 7942 82 Avenue, Edmonton

MLS® #E4462650

**\$474,900**

4 Bedroom, 2.50 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

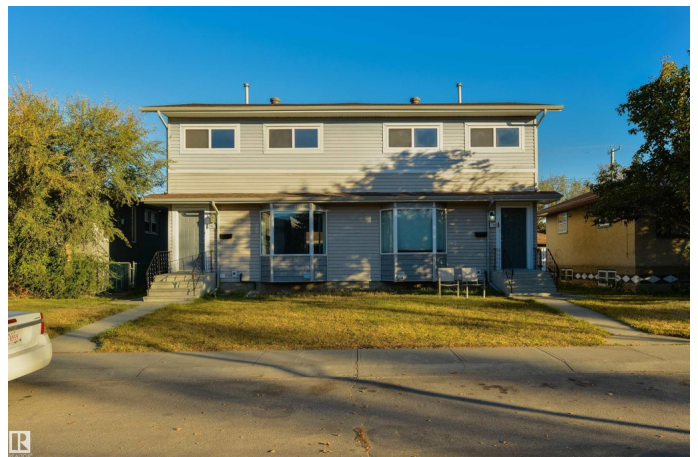
Idylwylde, Edmonton, AB

**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® #     | E4462650  |
| Price      | \$474,900 |
| 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     | 7942 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   | Air Conditioning-Central, 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 | October 17th, 2025 |
|-------------|--------------------|

Days on Market 1

Zoning Zone 18

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Listing information last updated on October 18th, 2025 at 7:02pm MDT