

Courtesy Of John Percia and Erin Mulkey Of Sable Realty

\$2,699,000 - 8402 87 Street, Edmonton

MLS® #E4416534

\$2,699,000

3 Bedroom, 3.50 Bathroom, 4,265 sqft
Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Discover exceptional investment opportunity with this beautifully designed 4-plex with legal basement suites by House of Modernity. This property has a projected rental income of \$187,000 annually. Ideally situated in a prime location, this property features four legal suites, each with 9 ft ceilings, a sophisticated 2-bedroom, 2-bathroom ensuite layout perfect for working professionals. The design accommodates individual needs while providing a separate entrance for the legal basement suite, enhancing privacy and rental flexibility. The large basement includes a bedroom and a cozy living area, ideal for additional sleeping arrangements, all highlighted by vaulted ceilings, high-end finishes, and a designer lighting package.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | E4416534 |
| Price | \$2,699,000 |
| Bedrooms | 3 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 4,265 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | 4PLEX |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8402 87 Street |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1E2 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer-Two, Refrigerators-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 22nd, 2024 |
| Days on Market | 103 |
| Zoning | Zone 18 |

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Listing information last updated on April 4th, 2025 at 7:17am MDT