

# \$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 Suite         | Yes   |
| 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 | 176                 |

## Zoning

## Zone 18

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Listing information last updated on June 16th, 2025 at 12:02pm MDT