

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

MLS® #E4462650

**\$474,900**

4 Bedroom, 2.50 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

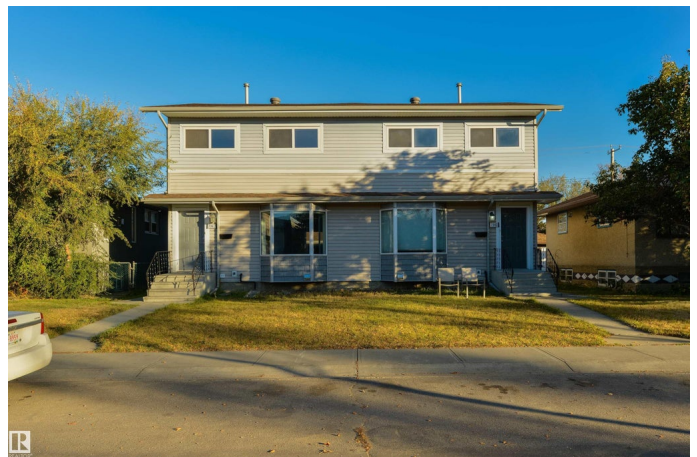
Idylwylde, Edmonton, AB

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 9

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 October 26th, 2025 at 7:32pm MDT