

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	82
Zoning	Zone 18

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Listing information last updated on March 14th, 2025 at 10:03am MDT