

# \$2,565,000 - 8402 87 Street, Edmonton

MLS® #E4454606

**\$2,565,000**

3 Bedroom, 3.50 Bathroom, 4,256 sqft  
Single Family on 0.00 Acres

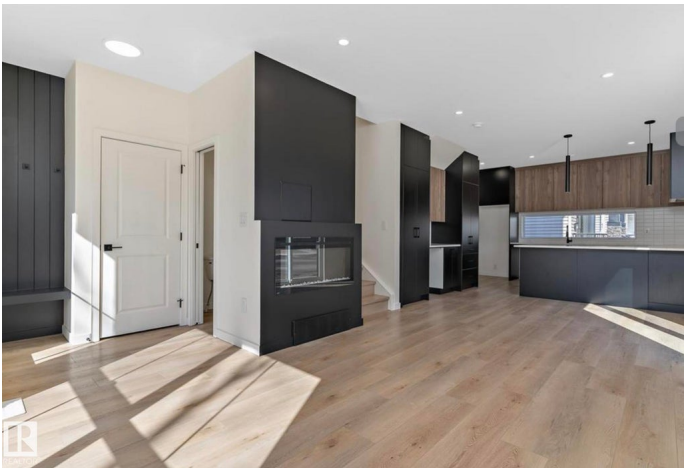
Bonnie Doon, Edmonton, AB

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® #         | E4454606    |
| Price          | \$2,565,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.50        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,256       |
| 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   | Quad or More Detached                             |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer |
| 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    | August 25th, 2025 |
| Days on Market | 20                |

## Zoning

## Zone 18

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Listing information last updated on September 14th, 2025 at 4:17pm MDT