



## 8747- 83 Avenue Edmonton AB

\$858,800

**\*\*FANTASTIC HOME in a DESIRABLE BONNIE DOON Area\*\*** This home offers two separate entrances, providing potential for additional income. The property features four bedrooms on the main and upper floors (two on each level) and three bedrooms in the basement. **\*\*Main Floor:\*\***- Huge living room- Modern open kitchen- Dining room area- One full bathroom, and one half bath- Laundry room **\*\*Upstairs:\*\***- Huge bonus room- Full bathroom- Two large bedrooms **\*\*Basement:\*\***- Separate side entrance- Fully finished with a full kitchen, living room, bathroom, laundry room, and three bedrooms - Furnace room with two furnaces, two hot water tanks, and two electrical panels The house was built as a duplex, offering versatile living arrangements. It includes a nice-sized deck, perfect for barbecues, a low-maintenance backyard, and a triple insulated detached garage. Located close to Bonnie Doon Shopping Centre, schools, parks, and just minutes away from downtown, this home offers convenience, and comfort in prime location

Listing Presented By:



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