

# \$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

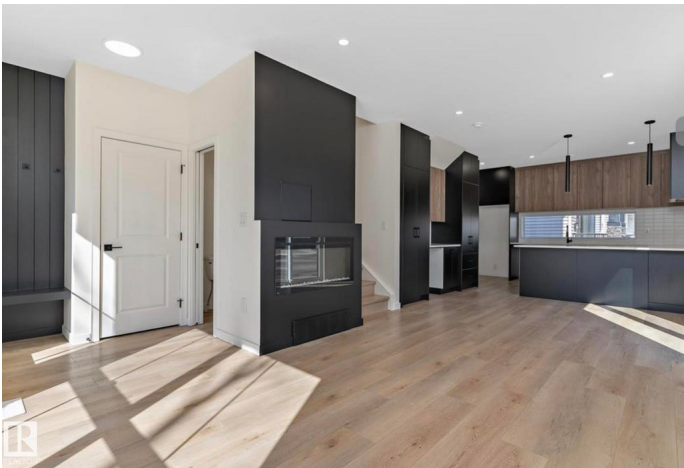
Bonnie Doon, Edmonton, AB

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	1

## 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 August 26th, 2025 at 11:18am MDT