

## \$859,900 - 8564 & 8566 88 Street, Edmonton

MLS® #E4453459

**\$859,900**

9 Bedroom, 4.00 Bathroom, 2,061 sqft

Single Family on 0.00 Acres

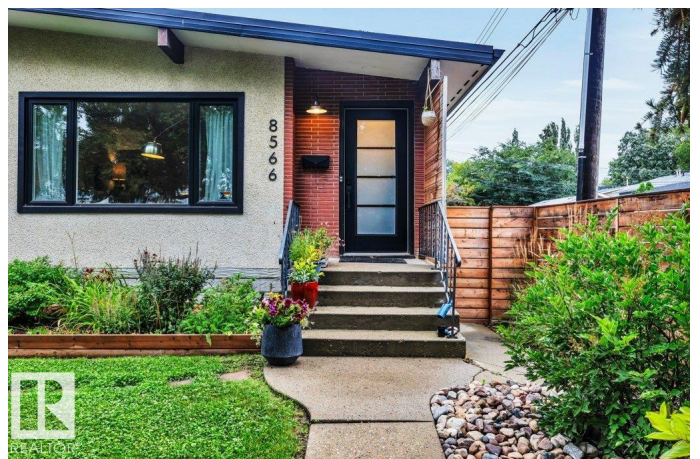
Bonnie Doon, Edmonton, AB

AMAZING side by side duplex, AMAZING street, AMAZING neighbourhood, AMAZING condition and upgrades! This stunning property in Bonnie Doon is about as good as it gets from its sought after location, excellent accessibility to transit, universities, city core, green spaces, schools and amenities. The stunning curb appeal is just as good on the outside as it is on the inside. This property is easily nice enough to live in and great for extended family, professional short term rentals, Airbnb slam dunk, live in one and rent out others, or turn this property with its high rental potential into a strong investment with minimal maintenance. #8564 Offers renovated 3bed/1bath main floor with separate entrance to a 2bed/1bath basement with kitchen and living space. #8566 Offers fully renovated 5bed/2bath unit with separate entrance and rough-in for basement kitchen. Endless upgrades here from furnaces, HRV, stunning kitchens, hardwood floors etc.

Built in 1967

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453459  |
| Price     | \$859,900 |
| Bedrooms  | 9         |
| Bathrooms | 4.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 4                   |
| Square Footage | 2,061               |
| Acres          | 0.00                |
| Year Built     | 1967                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | Bungalow            |
| Status         | Active              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8564 & 8566 88 Street |
| Area        | Edmonton              |
| Subdivision | Bonnie Doon           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6C 3J5               |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                      |
| Exterior Features | Back Lane, Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Stucco                                                                      |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed August 16th, 2025

Days on Market 14

Zoning Zone 18

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Listing information last updated on August 30th, 2025 at 1:02pm MDT