

\$1,899,900 - 8145 82 Avenue, Edmonton

MLS® #E4453421

\$1,899,900

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

King Edward Park, Edmonton, AB

Turn-Key Investment in Boonie Doon! Rare opportunity to own a fully-finished, income-producing Tri-plex with stacked secondary suites—6 units in total: five 2-bedrooms and one 3-bedroom. Designed for maximum rental potential, each unit features high-end finishes including quartz countertops, stainless steel appliances, and luxury vinyl plank flooring. All suites are individually metered so tenants pay their own utilities. Private decks/courtyards for every unit plus a 4-stall garage with extra parking—ideal for additional income. Strong, stable rental history with quality tenants in one of Edmonton's most desirable and connected neighbourhoods. Steps from the Valley line LRT, Boonie Doon Mall, Whyte Ave, the University of Alberta, and Downtown. A truly turn-key property in a location that will continue to attract top-tier tenants.

Built in 2020

Essential Information

MLS® #	E4453421
Price	\$1,899,900
Bathrooms	0.00
Acres	0.00
Year Built	2020
Type	Multi-Family Commercial



Status Active

Community Information

Address 8145 82 Avenue
Area Edmonton
Subdivision King Edward Park
City Edmonton
County ALBERTA
Province AB
Postal Code T6C 0Y3

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed August 15th, 2025
Days on Market 8
Zoning Zone 17

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 23rd, 2025 at 11:32am MDT