

# \$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        2  
Zoning                    Zone 17

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