

## \$359,000 - 17313 82 Avenue, Edmonton

MLS® #E4430213

**\$359,000**

4 Bedroom, 2.00 Bathroom, 838 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

**INVESTORS ALERT!!** This 4 spacious bedrooms and 2 bathrooms home is situated in the desirable neighborhood of Thornccliffe with ample street parking, easy access to amenities, parks, public transit, and a short walk to WEST EDMONTON MALL and directly opposite a Playground . This home combines comfort with practicality. The generous layout includes 2 bedrooms, a full size kitchen, large pantry, living room and full bathroom upstairs. While basement has 2 bedroom, second kitchen, family room, full bathroom and laundry ensuring convenience for everyone. A fully fenced expansive backyard, featuring a large deck, fire pit, storage shed and mature treesâ€”ideal for unwinding or hosting outdoor gatherings. This equipped and well maintained home is ideal for first time buyers & investors alike currently fully rented and generates \$2,500 monthly. Don't miss out on this fantastic Edmonton gem!

Built in 1972

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430213  |
| Price      | \$359,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 838           |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17313 82 Avenue        |
| Area        | Edmonton               |
| Subdivision | Thorncliffe (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 0K4                |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | On Street Parking, Deck, Fire Pit |
| Parking Spaces | 2                                 |
| Parking        | Parking Pad Cement/Paved          |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 20          |



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Listing information last updated on May 3rd, 2025 at 9:02pm MDT