

## \$375,000 - 717 82 Street, Edmonton

MLS® #E4453893

**\$375,000**

2 Bedroom, 2.50 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

**PERFECT STARTER HOME or INVESTMENT**  
â€“ NO CONDO FEES! This 2-bedroom, 3-bath half duplex with attached garage offers incredible value and has been meticulously maintained by the original owner. The open-concept main floor is full of natural light from the upgraded windows and features a cozy gas fireplace, spacious kitchen, eat-in bar, and patio doors leading to the large maintenance-free deck and beautifully landscaped yard with a large shed. Upstairs, youâ€™ll find two generous bedrooms, including the primary with his & her walk-in closets and a full ensuite, and one more full bathroom completes the upper level. The basement adds even more living space with a large family/rec room, spacious laundry room, and extra storage. You could also easily add a 3rd bedroom if needed. Recent upgrades include: New shingles (2023), Hot water tank (2020), and Fridge (2020). Quick access to Anthony Henday, South Edmonton Common, and an easy commute to the airport make this the perfect place to call home!

Built in 2005

### Essential Information

MLS® #	E4453893
Price	\$375,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	717 82 Street
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1L8

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 20th, 2025

Days on Market 15

Zoning Zone 53

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Listing information last updated on September 4th, 2025 at 4:18pm MDT