

## **\$417,900 - 10517 82 Street, Edmonton**

MLS® #E4458913

**\$417,900**

2 Bedroom, 2.00 Bathroom, 987 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Ultimate investment opportunity in the heart of Forrest Heights! This gem is filled with limitless opportunity! NEW PROFESSIONALLY COMPLETED SHINGLES with 20 year warranty! Fun and unique floor plan with high ceilings, family room is spacious connecting to the large dining area, two bedrooms with coved ceiling accents off the family room. Upgraded 4 piece bathroom on the main level, den/office space too! Steps up to the upgraded cape cod style eat in kitchen, Bosch appliances throughout, with patio doors to the deck perfect for the BBQ, cozy sitting area nestled off the side. Backyard has an oversized single garage. Lower level has a laundry area just off the base of the stairs with separate basement entrance. Basement is ready for some sweat equity for the in laws with ample flooring, cupboards, etc! Additional area for second family room, quaint eating area and one bedroom. Bathroom already complete! Close to public transport, downtown, great restaurants, river valley, schools and shopping.

Built in 1935

### **Essential Information**

MLS® # E4458913

Price \$417,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 987                    |
| Acres          | 0.00                   |
| Year Built     | 1935                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10517 82 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3M9                   |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, See Remarks |
| Parking   | Single Garage Detached             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, See Remarks                                                                    |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Back Lane, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 44                   |
| Zoning         | Zone 19              |

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 November 4th, 2025 at 8:32pm MST