

## \$339,900 - 17313 82 Avenue, Edmonton

MLS® #E4440202

**\$339,900**

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 trees—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® #     | E4440202  |
| Price      | \$339,900 |
| 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, Detectors Smoke, Fire Pit, Hot Wtr Tank-Energy Star |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, 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  |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Metal  |
| Foundation        | Block  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 4th, 2025 |
|-------------|----------------|

Days on Market 12

Zoning Zone 20

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Listing information last updated on June 15th, 2025 at 10:17pm MDT