

# \$425,000 - 8402 181a Street, Edmonton

MLS® #E4454340

## \$425,000

4 Bedroom, 3.00 Bathroom, 1,572 sqft  
Single Family on 0.00 Acres

Aldergrove, Edmonton, AB

Welcome to this charming 1500 sq ft bungalow in desirable Aldergrove. Situated on a huge corner lot with no sidewalks, you'll love the increased privacy, more green space, and less snow to shovel! This home offers four spacious bedrooms and three full bathrooms, perfect for a growing family. The fully finished basement adds significant living space and versatility, ideal for a rec room, home office, or guest suite. Outside, a double detached garage provides ample parking and storage for all your toys. With a prime location and an abundance of functional space both inside and out, this property is a true gem. Enjoy the benefits of a large, private yard and make this home your own.

Built in 1974

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454340      |
| Price          | \$425,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,572         |
| Acres          | 0.00          |
| Year Built     | 1974          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8402 181a Street |
| Area        | Edmonton         |
| Subdivision | Aldergrove       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 0R9          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Electric     |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                   |
| Stories           | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Finished                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                    |
| Exterior Features | Corner Lot, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Metal, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 20           |

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 September 1st, 2025 at 2:32pm MDT