

## \$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 | 5                 |
| Zoning         | Zone 53           |

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Listing information last updated on August 25th, 2025 at 1:47pm MDT