

# \$415,000 - 7727 8 Avenue, Edmonton

MLS® #E4454839

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,318 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

**PRICED TO SELL!** This well-maintained 2005 half duplex in Ellerslie is perfect for first-time buyers or investors. The main floor features a bright open layout with a spacious living room, open kitchen with stainless steel appliances, dining nook, and half bath. Upstairs offers a bonus room, 3 bedrooms, and a 4-pc bath, including a primary with an oversized closet. The fully finished basement adds a large rec room, 3-pc bath, laundry, and potential to add a bedroom. Updates include a new sump pump. Outside youâ€™ll find a landscaped yard with deck, BBQ gas line, and a single attached garage. Close to schools, parks, shopping, and amenities.

Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454839      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,318         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7727 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0A3       |

### Amenities

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                         |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                 |
| Stories      | 3                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | Full, Finished                                                                                                            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 55                |
| Zoning         | Zone 53           |

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