

\$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 treesâ€™ 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 | 2 Storey |
| 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 3

Zoning Zone 20

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Listing information last updated on June 7th, 2025 at 4:02pm MDT