

## \$359,000 - 17313 82 Avenue, Edmonton

MLS® #E4430213

**\$359,000**

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® #	E4430213
Price	\$359,000
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, Fire Pit
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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, Stucco
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 10th, 2025  
Days on Market 27  
Zoning Zone 20



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