

## **\$324,900 - 8328 165 Street, Edmonton**

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MLS® #E4461980

**\$324,900**

3 Bedroom, 1.00 Bathroom, 917 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

DIAMOND IN THE ROUGH! Looking for an affordable family home and/or a fun project to invest in? This SINGLE FAMILY BUNGALOW has huge potential. BIG LOT (52' wide by 110' deep) with a fenced WEST FACING yard. The interior of the house needs cosmetic touches but there are SO MANY UPGRADES. VINYL PLANK FLOORING, NEWER WINDOWS THROUGHOUT THE MAIN FLOOR - LIVING ROOM WINDOW IN 2017 AND THE REST IN APPROXIMATELY 2019. NEW A/C (2017), HIGH EFFICIENT FURNACE (2017), HOT WATER TANK (2024), PLUS THE SEWER LINE WAS REPLACED IN 2025 FOR \$13,000! 100 AMP COPPER ELECTRICAL. PLUS A SEWER BACK FLOW PREVENTION VALVE will guarantee peace of mind for years to come. Extras include: Kitchen faucet (2024), Toilet and Flange (2024), Valves for the main line, washer, winter shut off and outdoor faucet (2025). More than 1700 SF of living space (917 SF above grade + 858 in the basement). Three bedrooms Above Grade and potential for a fourth in the basement. Excellent quiet location near schools/shopping/major arteries.

Built in 1965

### **Essential Information**

MLS® #                      E4461980

Price                        \$324,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$16                   |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 917                    |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8328 165 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2R4         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Detached |

### Interior

|              |                                      |
|--------------|--------------------------------------|
| Appliances   | Dryer, Freezer, Refrigerator, Washer |
| Heating      | Forced Air-1, Natural Gas            |
| Stories      | 1                                    |
| Has Basement | Yes                                  |
| Basement     | Full, Partially Finished             |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 52' X 110'                                                                 |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 14th, 2025

Days on Market                10

Zoning                            Zone 22

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Listing information last updated on October 24th, 2025 at 2:17pm MDT