

## \$349,800 - 17319 82 Avenue, Edmonton

MLS® #E4431800

### \$349,800

3 Bedroom, 2.00 Bathroom, 926 sqft

Single Family on 0.00 Acres

Thornccliffe (Edmonton), Edmonton, AB

Fully renovated half-duplex with private back yard! Brand new kitchen with glossy upper cabinets, quartz counter top, mosaic tile back splash and stainless steel appliances. Freshly painted, brand new vinyl plank flooring throughout main floor and new carpet in the basement. Upper floor bathroom is brand new with vinyl tub with 12x24 tile surrounding. Large master bedroom with door leading to the deck overlooking private back yard. Basement is fully finished. Front load washer and dryer. Vinyl windows on main floor. Brand new shingles. Backs to walking trail and faces park! Walk to schools - just across the street! Minutes to Whitemud and West Edmonton Mall, yet quiet location! All renovated - move in ready!

Built in 1972

### Essential Information

MLS® #	E4431800
Price	\$349,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	17319 82 Avenue
Area	Edmonton
Subdivision	Thorncliffe (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0K4

### Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	13
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 5:47pm MDT