

\$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 trees—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	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, 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 12

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 June 16th, 2025 at 4:47am MDT