

## \$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 | Thornccliffe (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 | 15               |
| Zoning         | Zone 20          |

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Listing information last updated on May 3rd, 2025 at 6:02am MDT