# \$349,900 - 17319 82 Avenue, Edmonton

MLS® #E4431800

### \$349,900

3 Bedroom, 2.00 Bathroom, 926 sqft Single Family on 0.00 Acres

Thorncliffe (Edmonton), Edmonton, AB

NO CONDO FEES! 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!



#### **Essential Information**

MLS® # E4431800 Price \$349,900

Bedrooms 3

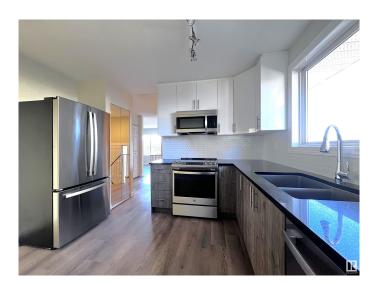
Bathrooms 2.00

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 29

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 17th, 2025 at 7:17pm MDT