

## \$469,000 - 7131 82 Street, Edmonton

MLS® #E4464661

**\$469,000**

3 Bedroom, 1.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Welcome to this beautifully cared-for 952 sq ft home – an ideal opportunity for first-time buyers, investors, or those looking to downsize. Step into a bright and inviting main floor featuring a spacious living room, cozy dining area, and a refreshed kitchen. Three comfortable bedrooms and a full 4-piece bathroom complete this functional layout, offering comfort and convenience for everyday living. The unfinished basement provides endless possibilities – create an additional bedroom, a family/rec room, or design a secondary suite (subject to city requirements). Outside, you’ll love the large fenced backyard with a patio perfect for BBQs and summer evenings. The oversized detached garage and extra parking pad offer plenty of room for vehicles, tools, and storage. Located in a family-friendly community close to parks, schools, shopping, and public transit, this home delivers great value in a sought-after area.

Built in 1955

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464661  |
| Price     | \$469,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7131 82 Street |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2W9        |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Patio                                            |
| Parking   | Parking Pad Cement/Paved, Single Garage Detached |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 1                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                  |

### Additional Information

Date Listed November 4th, 2025

Days on Market 7

Zoning Zone 17

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