

## \$339,000 - 12312 82 Street, Edmonton

MLS® #E4443677

**\$339,000**

8 Bedroom, 2.00 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Investor Alert! Situated on a huge lot with a double detached garage, this property is perfect for those looking to renovate or redevelop. With redevelopment happening all around, Eastwood is a vibrant and growing community with loads of upside. This bi-level has both front and rear access to both levels. Main floor was previously rented out & basement was in the process of renovations (mainly basement kitchen, bathroom & 1 bedroom remains to be finished). Huge potential, enjoy a great family home or investment property (entire house has AC installed a few years ago), 4 bedrooms on main floor, 4 bedrooms in basement along with a second kitchen in the basement! CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES.

Built in 1961

### Essential Information

MLS® #	E4443677
Price	\$339,000
Bedrooms	8
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.00



Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	12312 82 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2X2

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

### Additional Information

Date Listed	June 21st, 2025
Days on Market	72
Zoning	Zone 05

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