

## \$349,900 - 12312 82 Street, Edmonton

MLS® #E4443677

**\$349,900**

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 and 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. This home was in the process of being renovated, however due to the change in plan the seller was unable to complete the renovation. 4 Bedrooms on the main floor and 4 bedrooms in the basement along with second kitchen in the basement. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. \*Please note\* property is sold as is where is at time of possession. No warranties or representations. All appliances sold "as is".

Built in 1961

### Essential Information

MLS® #	E4443677
Price	\$349,900
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	15
Zoning	Zone 05

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 July 6th, 2025 at 7:18pm MDT