

## \$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 | 117             |
| 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 October 16th, 2025 at 4:32pm MDT