

# \$399,999 - 7831 8 Avenue, Edmonton

MLS® #E4452340

**\$399,999**

3 Bedroom, 1.50 Bathroom, 1,214 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this beautiful duplex with NO CONDO FEES in the perfect neighbourhood! Featuring an attached single-car garage, a spacious backyard, and an open-concept main floor, this home offers both comfort and convenience. Upstairs, youâ€™ll find three generous bedrooms, perfect for families or guests. The basement is partially renovated, giving you the opportunity to customize the space and build equity by choosing your own finishes. Whether youâ€™re a first-time buyer looking for a move-in-ready home or an investor with an eye for potential, this property is ready to go!

Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452340      |
| Price          | \$399,999     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,214         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7831 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0A4       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                           |
| Stories      | 2                                                                                                                   |
| Has Basement | Yes                                                                                                                 |
| Basement     | Full, Partially Finished                                                                                            |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Vinyl                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 53           |

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 August 29th, 2025 at 10:17am MDT