

## \$299,000 - 12350 82 Street, Edmonton

MLS® #E4424954

**\$299,000**

3 Bedroom, 1.00 Bathroom, 1,071 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

This 32'x150' corner lot in Eastwood is the perfect opportunity for investors, developers, or anyone looking for an affordable primary residence. Zoned RMh16 - Medium Scale Residential, this property offers endless opportunity - redevelop a tri-plex w/legal suites, build multi-family 4-8 stories high, or hold and rent (currently rented and tenants wish to stay). Located directly across the street from a school, and a short drive to NAIT, downtown Edmonton, and many more amenities.

Built in 1958

### Essential Information

MLS® #	E4424954
Price	\$299,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information



Address	12350 82 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2X2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	3
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 March 13th, 2025 at 8:17pm MDT