# \$499,000 - 12935 / 12937 82 Street, Edmonton

MLS® #E4434822

# \$499,000

4 Bedroom, 3.00 Bathroom, 1,620 sqft Single Family on 0.00 Acres

Balwin, Edmonton, AB

Limitless opportunity with this full side by side duplex situated on a 6619.8 Square foot CORNER lot. Mainfloors have been renovated. Oversized double garage



Built in 1962

## **Essential Information**

MLS® # E4434822 Price \$499,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

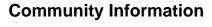
Square Footage 1,620 Acres 0.00 Year Built 1962

Type Single Family

Sub-Type Duplex Side By Side

Style Bungalow

Status Active



Address 12935 / 12937 82 Street

Area Edmonton
Subdivision Balwin

City Edmonton
County ALBERTA

Province AB



Postal Code T5E 2T3

#### **Amenities**

Amenities On Street Parking, See Remarks

Parking Double Garage Detached, Over Sized

Interior

Appliances Dryer, Washer, Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Suite Yes
Has Basement Yes

Basement Full, Partially Finished

### **Exterior**

Exterior Wood, Stucco

Exterior Features Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

#### Additional Information

Date Listed May 6th, 2025

Days on Market 40

Zoning Zone 02

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 June 15th, 2025 at 6:47pm MDT