

Courtesy Of Dave O Schroder Of MaxWell Polaris

## \$595,000 - 7404 82 Street, Edmonton

MLS® #E4462590

**\$595,000**

4 Bedroom, 3.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

BEAUTIFULLY RENOVATED!!! Nestled in the very desirable neighborhood of Avonmore, on a SUPER LOW TRAFFIC STREET. This 1125 sq.ft. home offers FOUR BEDROOMS and THREE FULL BATHROOMS. Renovated in 2024/2025 with NEW: VINYL WINDOWS, SHINGLES ON HOUSE + GARAGE, KITCHEN soft close CABINETS/ISLAND/APPLIANCES, NEW BATHROOMS, LED lighting throughout the home (lower electrical costs), EV ROUGH-IN in garage, HEATED ENSUITE FLOOR, LUXURY VINYL PLANK, CARPET, TILE in bathrooms, SMART PROGRAMMABLE THERMOSTAT, LOW FLUSH TOILETS. Primary bedroom is 14'8"x13'3" with LARGE WALK-IN CLOSET and ENSUITE. Basement was mostly renovated from the foundation out, with 75% of the studs replaced. Home is SOLAR READY with a pvc pipe from the attic to the electrical panel. 100 Amp service, hi-eff furnace, NEW H/W TANK. Space for RV parking. OVERSIZED GARAGE is 24'x24' with 8' high door. The LRT STATION is one street away. What the sellers like about the area: GREAT NEIGHBORS, QUIET STREET, and VERY EASY to take their kids to school.

Built in 1955

### Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | E4462590               |
| Price          | \$595,000              |
| Lease Rate     | \$16                   |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,125                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7404 82 Street |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2X1        |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home |
| Parking Spaces | 6                                                          |
| Parking        | Double Garage Detached                                     |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Wall Mount                                                                                                   |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                          |
| Exterior Features | Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 55 foot x 110 foot                                                                                           |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                          |
| Foundation        | Concrete Perimeter                                                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 17            |

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Listing information last updated on October 25th, 2025 at 2:32am MDT