

## \$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

### Community Information

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 3  
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 May 9th, 2025 at 3:17pm MDT