

## \$225,000 - 8318 122 Avenue, Edmonton

MLS® #E4445676

**\$225,000**

3 Bedroom, 2.00 Bathroom, 955 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Perfect investment property or opportunity for first-time home buyers to start building equity. Corner lot, half duplex on a large, fully fenced lot with two entrances from the outside. Generous living room with picture window facing sunny southside. Ceramic tile flooring in living room, kitchen and entry. Galley kitchen open to sunny breakfast nook, 3 bedrooms on the main floor and full bathroom. Second separate side entrance with long closet (possible future laundry), this area could be enclosed to separate main and basement level. The basement is open and could be divided for additional rooms, a full bathroom, a laundry room, and plenty of storage. Single detached garage is just a few steps away and will keep your car safe and secure or provide extra, revenue or storage space. Great location with easy access to major shopping, public transportation and Yellowhead.

Built in 1974

### Essential Information

MLS® #	E4445676
Price	\$225,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	955



Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	8318 122 Avenue
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4M7

### Amenities

Amenities	Hot Water Natural Gas, Parking-Extra
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed	July 2nd, 2025
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Days on Market 16

Zoning Zone 05

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