

## \$399,999 - 7751 8 Avenue, Edmonton

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MLS® #E4453394

**\$399,999**

3 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Feel the Blessed Aura! in this RENOVATED half duplex in Ellerslie. NO CONDO FEES! Well maintained home close to all amenities, perfect for first time home buyers. The energy is Exciting w/ NEW 40 Oz.Â Carpets, 16" LED flushmount discs and freshly painted throughout. ENJOY the the Single attached garage & the 1305 sqft spacious layout for your family w/ generous 3 bedrooms upstairs & 2 full bathrooms. Primary bedroom feat. ensuite with a stand up shower & a soaker tub with tile surround. BedsÂ 2 & 3 are spacious w/ no neighbors at the back. Main flr kitchen features new tiled backsplash w/ black appliances, cabinet pantry & newly painted home w. 1/2 bath. The Dining room can easily accommodate 6 or 8 people seating. Newly repainted deck is fresh and leads to the fully fenced and landscaped SOUTH FACING backyard perfect for your children to play safely and ENJOY LIFE. The laundry in unfinished basement. Minutes to Ellerslie Crossing playground, spray park, Ellerslie Schools & shoppes + Henday. OWN IT!

Built in 2005

### Essential Information

MLS® # E4453394

Price \$399,999



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7751 8 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A4

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	1
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sakaw School
Middle	Kisāwāçtisiwin School
High	J. Percy Page School

**Additional Information**

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 53

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Listing information last updated on August 17th, 2025 at 1:32am MDT