

## \$415,000 - 7727 8 Avenue, Edmonton

MLS® #E4454839

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,318 sqft

Single Family on 0.00 Acres

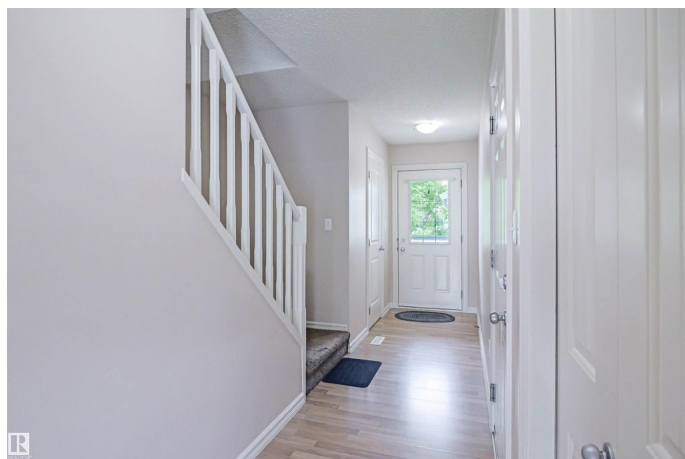
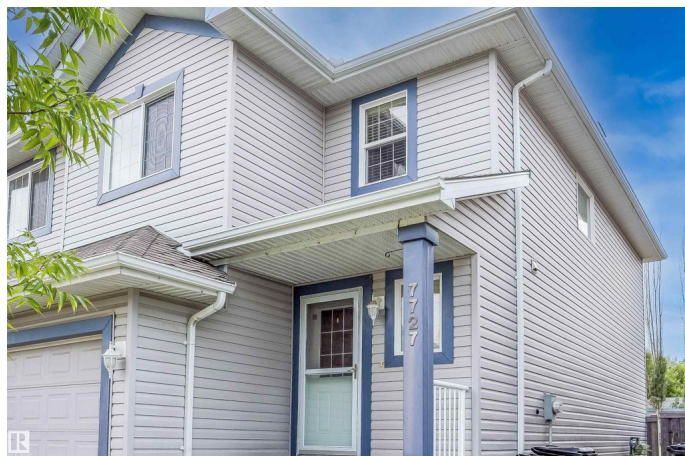
Ellerslie, Edmonton, AB

**PRICED TO SELL!** This well-maintained 2005 half duplex in Ellerslie is perfect for first-time buyers or investors. The main floor features a bright open layout with a spacious living room, open kitchen with stainless steel appliances, dining nook, and half bath. Upstairs offers a bonus room, 3 bedrooms, and a 4-pc bath, including a primary with an oversized closet. The fully finished basement adds a large rec room, 3-pc bath, laundry, and potential to add a bedroom. Updates include a new sump pump. Outside you'll find a landscaped yard with deck, BBQ gas line, and a single attached garage. Close to schools, parks, shopping, and amenities.

Built in 2005

### Essential Information

MLS® #	E4454839
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2005
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7727 8 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A3

### Amenities

Amenities	No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 27th, 2025
Zoning	Zone 53

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Listing information last updated on August 27th, 2025 at 6:32pm MDT