

\$274,900 - 13111 82 Street, Edmonton

MLS® #E4433456

\$274,900

4 Bedroom, 2.00 Bathroom, 1,022 sqft
Single Family on 0.00 Acres

Balwin, Edmonton, AB

Step into comfort, convenience, and opportunity with this charming and move-in ready duplex offering over 1,000 sq. ft. of bright, spacious living. Located in a prime area close to schools, public transit, parks, and shopping, everything you need is just minutes away. Inside, youâ€™ll find 4 bedrooms (3 up, 1 in the partially finished basement) and 2 full bathroomsâ€”a fantastic layout for all. Updated in 2021, the kitchen brings modern style to this cozy home. Enjoy the added value of newer laminate flooring and a recent roof upgrade. Outside, the generous backyard is perfect for entertaining, gardening, or simply relaxing. Whether you're looking to settle in or add to your portfolio, this well-maintained property is a great choice!

Built in 1964

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4433456 |
| Price | \$274,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,022 |
| Acres | 0.00 |
| Year Built | 1964 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13111 82 Street |
| Area | Edmonton |
| Subdivision | Balwin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 2T4 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Detectors Smoke, See Remarks |
| Parking | Parking Pad Cement/Paved, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Composition, Stucco, See Remarks |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Composition, Stucco, See Remarks |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | St. Matthew (K-6) |
| Middle | Killarney Jr. High (7-9) |
| High | Archbishop O'Leary (10-12) |

Additional Information

| | |
|-------------|------------------|
| Date Listed | April 30th, 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 3rd, 2025 at 6:02am MDT