

## \$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, you'll find 4 bedrooms (3 up, 1 in the partially finished basement) and 2 full bathrooms—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
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Days on Market 1

Zoning Zone 02

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Listing information last updated on May 1st, 2025 at 10:32am MDT