

## \$259,950 - 8318 122 Avenue, Edmonton

MLS® #E4425854

**\$259,950**

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® #         | E4425854  |
| Price          | \$259,950 |
| 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 | March 14th, 2025 |
|-------------|------------------|

Days on Market 36

Zoning Zone 05

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 April 19th, 2025 at 9:17pm MDT