

\$295,000 - 12350 82 Street, Edmonton

MLS® #E4458767

\$295,000

3 Bedroom, 1.00 Bathroom, 1,046 sqft
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Prime Investment & Redevelopment Opportunity in Eastwood! This 32' x 150' corner lot is ideal for investors, developers, or anyone seeking an affordable primary residence. Zoned RMH16 "Medium Scale Residential, the property offers endless possibilities: redevelop a tri-plex with legal suites, build multi-family 4-8 stories, or hold and rent (currently tenanted, and tenants wish to stay). Freshly painted and well-maintained, it's located directly across from a school and just a short drive to NAIT, downtown Edmonton, and other amenities. Strong rental potential today, with flexibility for future redevelopment.

Built in 1958

Essential Information

MLS® #	E4458767
Price	\$295,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	12350 82 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2X2

Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

Interior

Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	SHERWOOD ELEMENTRY SCHOOL
Middle	SIR JHON THOMPSON CATHOLIC
High	LOUIS ST.LAURENT

Additional Information

Date Listed September 20th, 2025

Days on Market 45

Zoning Zone 05

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