

# \$384,900 - 7908 82 Avenue, Edmonton

MLS® #E4465443

**\$384,900**

4 Bedroom, 2.00 Bathroom, 884 sqft  
Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Discover this charming 884 sq ft bungalow featuring a legal basement suite and a single detached 22'x14' garage. Ideally located close to shopping, schools, parks, downtown, Whyte Avenue, and the LRT, this property offers both convenience and investment potential. The main floor welcomes you with a bright and spacious living room, two bedrooms with original hardwood flooring, a four-piece bathroom, and a functional kitchen with ample cupboard space. The lower-level suite includes two bedrooms, a four-piece bathroom, and a cozy kitchen overlooking the living room – perfect for extended family or rental income. Shared spaces include a common laundry and utility area. Outside, you'll find a fenced backyard with mature landscaping, back-alley access, and a single garage for parking or storage. A great opportunity for investors or homeowners seeking extra income potential in a prime central location

Built in 1954

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465443  |
| Price     | \$384,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 884                    |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7908 82 Avenue |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 0Y0        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Single Garage Detached |

### Interior

|              |                                              |
|--------------|----------------------------------------------|
| Appliances   | Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                    |
| Stories      | 2                                            |
| Has Suite    | Yes                                          |
| Has Basement | Yes                                          |
| Basement     | Full, Finished                               |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

Date Listed November 12th, 2025

Days on Market 2

Zoning Zone 18

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Listing information last updated on November 14th, 2025 at 3:32pm MST