

## \$389,900 - 13535 82 Street, Edmonton

MLS® #E4437253

**\$389,900**

4 Bedroom, 1.00 Bathroom, 1,041 sqft

Single Family on 0.00 Acres

Delwood, Edmonton, AB

Charming 4-bedroom located in the family friendly community of Delwood. Featuring many upgrades such as Central AC, new furnace, new hot water tank, recent vinyl windows and shingles. The main floor offers recent modern upgrades including an updated kitchen, new flooring, doors, paint and trim. The basement is ready for your finishing touch and includes a 4th bedroom and plenty of storage space. Back entrance leads to a fully fenced backyard, and an oversized double detached garage, sheds, and fenced dog run. potential for RV parking as well. Walking distance to Schools, Shopping mall, and Restaurants

Built in 1968

### Essential Information

MLS® #	E4437253
Price	\$389,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,041
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	13535 82 Street
Area	Edmonton
Subdivision	Delwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2V3

### Amenities

Amenities	Air Conditioner, Dog Run-Fenced In, Hot Water Natural Gas, No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Delwood Kildare St Vladimi
Middle	Londonderry, O'leary
High	M.E. LaZerte School

### Additional Information

Date Listed	May 16th, 2025
Days on Market	6

## Zoning

## Zone 02

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