

Courtesy Of Nabil John Of MaxWell Polaris

## \$399,999 - 7751 8 Avenue, Edmonton

MLS® #E4453394

**\$399,999**

3 Bedroom, 2.50 Bathroom, 1,306 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Feel the Blessed Aura! in this RENOVATED half duplex in Ellerslie. NO CONDO FEES! Well maintained home close to all amenities, perfect for first time home buyers. The energy is Exciting w/ NEW 40 Oz. Carpets, 16" LED flushmount discs and freshly painted throughout. ENJOY the the Single attached garage & the 1305 sqft spacious layout for your family w/ generous 3 bedrooms upstairs & 2 full bathrooms. Primary bedroom feat. ensuite with a stand up shower & a soaker tub with tile surround. Beds 2 & 3 are spacious w/ no neighbors at the back. Main flr kitchen features new tiled backsplash w/ black appliances, cabinet pantry & newly painted home w. 1/2 bath. The Dining room can easily accommodate 6 or 8 people seating. Newly repainted deck is fresh and leads to the fully fenced and landscaped SOUTH FACING backyard perfect for your children to play safely and ENJOY LIFE. The laundry in unfinished basement. Minutes to Ellerslie Crossing playground, spray park, Ellerslie Schools & shoppes + Henday. OWN IT!

Built in 2005

### Essential Information

MLS® # E4453394

Price \$399,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,306         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7751 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0A4       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Detectors Smoke  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Corner                                                                                                                      |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Park/Reserve, Public Transportation |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Vinyl                         |
| Foundation        | Concrete Perimeter                  |



**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sakaw School          |
| Middle     | Kisāwā̃tisiwin School |
| High       | J. Percy Page School  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 53           |

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Listing information last updated on August 24th, 2025 at 5:02pm MDT