

# \$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 27

Zoning Zone 05

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Listing information last updated on October 17th, 2025 at 7:47pm MDT