

## \$545,000 - 12935 / 12937 82 Street, Edmonton

MLS® #E4433406

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Balwin, Edmonton, AB

Limitless opportunity with this full duplex (both sides, with separate entrances and suite potential, and 3 units are already legal) situated on a 6619.8 Square foot CORNER lot. The main floors have been renovated.

Built in 1962

### Essential Information

MLS® #	E4433406
Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Duplex Side By Side
Style	Bungalow
Status	Active

### Community Information

Address	12935 / 12937 82 Street
Area	Edmonton
Subdivision	Balwin
City	Edmonton
County	ALBERTA



Province	AB
Postal Code	T5E 2T3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	1
Has Suite	Yes
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	5
Zoning	Zone 02

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Listing information last updated on May 5th, 2025 at 7:47am MDT