

\$415,000 - 7727 8 Avenue, Edmonton

MLS® #E4454839

\$415,000

3 Bedroom, 2.50 Bathroom, 1,318 sqft
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

PRICED TO SELL! This well-maintained 2005 half duplex in Ellerslie is perfect for first-time buyers or investors. The main floor features a bright open layout with a spacious living room, open kitchen with stainless steel appliances, dining nook, and half bath. Upstairs offers a bonus room, 3 bedrooms, and a 4-pc bath, including a primary with an oversized closet. The fully finished basement adds a large rec room, 3-pc bath, laundry, and potential to add a bedroom. Updates include a new sump pump. Outside youâ€™ll find a landscaped yard with deck, BBQ gas line, and a single attached garage. Close to schools, parks, shopping, and amenities.

Built in 2005

Essential Information

MLS® #	E4454839
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2005
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7727 8 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0A3

Amenities

Amenities	No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	69
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on November 4th, 2025 at 3:47am MST