

## \$370,000 - 13535 82 Street, Edmonton

MLS® #E4437253

**\$370,000**

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          | \$370,000              |
| 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 | 32             |

## Zoning

## Zone 02

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 June 17th, 2025 at 11:17am MDT