

## \$520,000 - 8917 8 Avenue, Edmonton

MLS® #E4435193

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,302 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Located in the sought-after south-central area of Ellerslie, this beautifully updated home offers both convenience and comfort. Just minutes from schools, shopping, and quick access to Anthony Henday, it's ideally situated for families and commuters alike. Inside, you'll find a modernized kitchen featuring quartz countertops, complemented by new flooring and fresh paint throughout. The updated bathroom, cozy fireplace, and central air conditioning add to the home's appeal, while in-slab heating in the basement ensures year-round comfort. Additional upgrades include a new roof and an extended driveway for extra parking. Step outside into the stunning backyard—a peaceful, private retreat perfect for relaxing or entertaining. This move-in-ready gem combines modern updates with tranquil outdoor living in one of Ellerslie's prime locations.

Built in 2002

### Essential Information

MLS® #	E4435193
Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,302



Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	8917 8 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1B9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	48

## Zoning

## Zone 53

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