

\$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	4
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 May 4th, 2025 at 6:02am MDT