

# \$439,500 - 7931 7 Avenue, Edmonton

MLS® #E4453862

**\$439,500**

4 Bedroom, 2.50 Bathroom, 1,184 sqft  
Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this beautiful half duplex in the heart of Ellerslie. The perfect blend of style, space, and convenience. Featuring a single attached garage, the home welcomes you with a bright and functional open concept layout, highlighted by modern finishes, quartz countertops, and stainless steel appliances in the spacious kitchen. The upper level includes three comfortable bedrooms and a full bathroom, while the fully finished basement adds a fourth bedroom, another full bathroom, and extra living space—ideal for a growing family or guests. Outside, enjoy a huge backyard with an extended deck, perfect for summer gatherings and outdoor relaxation. Situated in a quiet, family-friendly neighborhood, this home is just steps from the bus route, close to parks, schools, and shopping, and only 15 minutes from Edmonton International Airport, making it a perfect option for commuters and families alike. Welcome to your new home.

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453862  |
| Price     | \$439,500 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,184         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 7931 7 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1N3       |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Detectors Smoke, See Remarks |
| Parking Spaces | 2                                  |
| Parking        | Single Garage Attached             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

Date Listed            August 20th, 2025  
Days on Market      21  
Zoning                Zone 53

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