

## **\$424,000 - 8330 165 Street, Edmonton**

MLS® #E4454833

**\$424,000**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Lovely Place to Land! Just shy of 1100 square feet this THREE BEDROOM/2 FULL BATH WEST END BUNGALOW in ELMWOOD has an awesome open living room/dining area with a big bright kitchen overlooking a WEST FACING backyard. Most BIG TICKET ITEMS HANDLED - Shingles 2019, Hot Water 2019 and several upstairs windows replaced in 2017. Some of the windows in the bedrooms are TRIPLE PANE. HIGH EFFICIENT Furnace (2016). BIG BAY WINDOW in the living room. Lovely natural light throughout. SUPER PRIVATE BACKYARD boasts a back garden area. Fully fenced. The basement offers two rooms in addition to the rumpus room/wet bar. One of the rooms could be a bedroom if the window was made egress. The other offers additional storage. The basement also features a second three-piece bathroom. This community is in such a great location near West Edmonton Mall yet tucked away on a quiet street. Schools and shopping and major arteries all short drives away. What are you waiting for? Affordable - waiting for a family to call this home!

Built in 1964

### **Essential Information**

MLS® # E4454833

Price \$424,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8330 165 Street
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2R4

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            August 27th, 2025  
Days on Market      1  
Zoning                Zone 22

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