

## \$57,500 - 103 12409 82 Street, Edmonton

MLS® #E4444659

**\$57,500**

1 Bedroom, 1.00 Bathroom, 480 sqft

Condo / Townhouse on 0.00 Acres

Elmwood Park, Edmonton, AB

Affordable. Updated. Move-in ready. This ground-floor bachelor suite in Elmwood Park is a smart choice for first-time buyers, students, or investors looking for value in Edmonton's real estate market. With just under 500 sq ft of well-designed space, this unit features recent updates including a refreshed kitchen, modern flooring, an upgraded 4-piece bathroom, and newer windows. The ground-floor location offers added convenience and easy access — no stairs or elevator needed. Condo fees are low and include heat, water, and exterior maintenance. Situated in a quiet, mature neighborhood with close access to transit, Yellowhead Trail, parks, schools, and everyday amenities. Whether you're ready to stop renting, simplify your living space, or add to your rental portfolio, this low-maintenance unit is a great fit. Quick possession available — don't miss out!

Built in 1969

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4444659 |
| Price      | \$57,500 |
| Bedrooms   | 1        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 480                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 12409 82 Street |
| Area        | Edmonton            |
| Subdivision | Elmwood Park        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2X5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Hot Water Electric, Security Door, Security Window Bars |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Electric                            |
| # of Stories | 3  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | None, No Basement                              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Paved Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 27th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 05 |
| Condo Fee      | \$328   |

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Listing information last updated on July 7th, 2025 at 4:47pm MDT