



## 7804 8 Avenue Edmonton AB

\$424,900

Attention Renovators and Handy People! This solid 4-bedroom, 2.5-bath, 2-storey home in the sought-after Ellerslie neighborhood is brimming with potential and just waiting for your personal touch! Featuring a new roof (1 year), new dishwasher (1 year), and newer washer/dryer (4 years), this property offers great value with some TLC. Step inside to a welcoming entryway with a coat closet, garage access, and a convenient half bath. The spacious kitchen includes a pantry and leads into the open-concept living and dining area, with patio doors opening to a large deck and private backyard with a firepit--ideal for family gatherings and outdoor fun. Upstairs, you'll find the large primary bedroom with a 4-piece ensuite, plus two additional comfortable bedrooms, a main bathroom, and a convenient laundry room. The partially finished basement includes a movie room setup, a 4th bedroom, and a utility area. This home is located with quick access to the Anthony Henday, nearby schools, and all shopping amenities.

Listing Presented By:



Originally Listed by:  
2% Realty Pro

loral.walker@2percentrealty.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net