



## 7936 82 Avenue Edmonton AB

\$409,000

This raised bungalow, just steps from the new LRT, combines prime convenience with great value on a spacious 523 sq meter lot, appealing to both investors and homeowners. The main floor features approx 1100 sq ft with 3 bedrooms, and fully finished basement with 2 bedrooms and a side entrance. Ideal for investment, this property also offers future development potential, including a fourplex. Recent upgrades such as a new energy-efficient furnace, enhanced amps electrical system, a new hot water tank, and new vinyl flooring ensure comfort and easy maintenance. The oversized single garage with a concrete floor provides ample storage and vehicle space. With its prime location close to Bonnie Doon shopping center, UofA, rec center this property offers investment opportunities with long term value!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

[nutanrealestate1@gmail.com](mailto:nutanrealestate1@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)