

## **\$324,900 - 8328 165 Street, Edmonton**

MLS® #E4461980

**\$324,900**

3 Bedroom, 1.00 Bathroom, 917 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

DIAMOND IN THE ROUGH! Looking for an affordable family home and/or a fun project to invest in? This SINGLE FAMILY BUNGALOW has huge potential. BIG LOT (52' wide by 110' deep) with a fenced WEST FACING yard. The interior of the house needs cosmetic touches but there are SO MANY UPGRADES. VINYL PLANK FLOORING, NEWER WINDOWS THROUGHOUT THE MAIN FLOOR - LIVING ROOM WINDOW IN 2017 AND THE REST IN APPROXIMATELY 2019. NEW A/C (2017), HIGH EFFICIENT FURNACE (2017), HOT WATER TANK (2024), PLUS THE SEWER LINE WAS REPLACED IN 2025 FOR \$13,000! 100 AMP COPPER ELECTRICAL. PLUS A SEWER BACK FLOW PREVENTION VALVE will guarantee peace of mind for years to come. Extras include: Kitchen faucet (2024), Toilet and Flange (2024), Valves for the main line, washer, winter shut off and outdoor faucet (2025). More than 1700 SF of living space (917 SF above grade + 858 in the basement). Three bedrooms Above Grade and potential for a fourth in the basement. Excellent quiet location near schools/shopping/major arteries.

Built in 1965

### **Essential Information**

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Price \$324,900



Lease Rate	\$16
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	917
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8328 165 Street
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 2R4

### **Amenities**

Amenities	Air Conditioner
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Lot Description	52' X 110'
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            October 14th, 2025

Days on Market      9

Zoning                 Zone 22

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