

## \$489,900 - 8516 7 Avenue, Edmonton

MLS® #E4449667

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

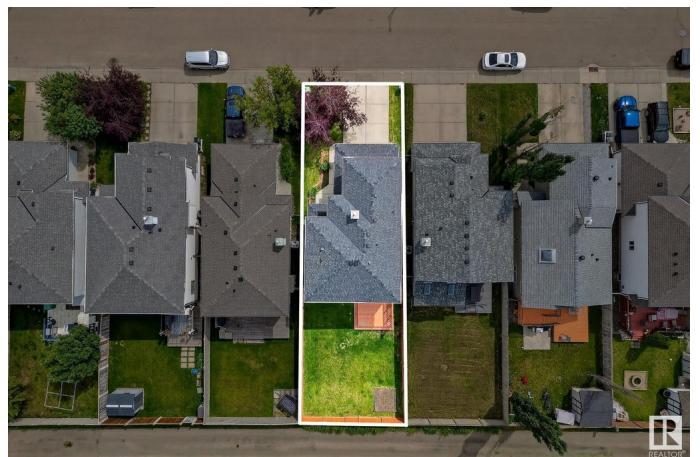
Ellerslie, Edmonton, AB

A well loved home in Ellerslie. \*\* 5-minute drive to South Edmonton Common shopping centre. \*\* Open to above & bright foyer! \*\* Newer roof (2021). \*\* Newer Washer & Dryer (2020). \*\* 3 bedrooms + 2.5 bathrooms. \*\* Large living room with a natural gas fireplace. \*\* Spacious bonus room great for home office and entertainment. \*\* Basement is a big & beautiful canvas for your new creation. \*\* Double attached garage. \*\* Close to 1,800 sqft. \*\* Quick and easy access to schools, international airport, shopping centres & walking trails. \*\*\*\*\* Home is what you make it! Move in & Enjoy living!!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449667               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,778                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8516 7 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1J2       |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Direct Vent                                                                                                                    |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 53         |

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Listing information last updated on August 2nd, 2025 at 6:02am MDT