

## \$379,000 - 8016 2 Avenue, Edmonton

MLS® #E4452431

**\$379,000**

3 Bedroom, 1.50 Bathroom, 1,149 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Beautiful half-duplex located at 8016 2 Avenue SW in a prime Edmonton SW location featuring three bedrooms upstairs, a fully finished basement, and an attached single garage. Enjoy a large deck perfect for gatherings and a fenced backyard for privacy. Recent updates include a new AC unit installed two years ago, fresh paint, and all-new stainless steel appliances. Conveniently located close to public schools, with quick access to major highways like Anthony Henday Drive and Whitemud Drive, and just minutes from South Edmonton Common, a major shopping and entertainment hub. Ideal for first-time homebuyers or investors, this well-maintained home offers great value in a vibrant community!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452431  |
| Price          | \$379,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,149     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2004          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 8016 2 Avenue |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1K3       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 3                                                          |
| Has Basement | Yes                                                        |
| Basement     | Full, Finished                                             |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 53           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS® ) and/or the quality of services they provide (MLS® , Multiple Listing Service® )  
Listing information last updated on August 18th, 2025 at 3:17pm MDT