

## **\$394,900 - 8330 165 Street, Edmonton**

MLS® #E4454833

**\$394,900**

3 Bedroom, 2.00 Bathroom, 1,094 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Lovely Place to Land! Just shy of 1100 square feet this THREE BEDROOM/2 FULL BATH WEST END BUNGALOW in ELMWOOD has an awesome open living room/dining area with a big bright kitchen overlooking a WEST FACING backyard. Most BIG TICKET ITEMS HANDLED - Shingles 2019, Hot Water 2019 and several upstairs windows replaced in 2017. Some of the windows in the bedrooms are TRIPLE PANE. HIGH EFFICIENT Furnace (2016). BIG BAY WINDOW in the living room. Lovely natural light throughout. SUPER PRIVATE BACKYARD boasts a back garden area. Fully fenced. The basement offers two rooms in addition to the rumpus room/wet bar. One of the rooms could be a bedroom if the window was made egress. The other offers additional storage. The basement also features a second three-piece bathroom. This community is in such a great location near West Edmonton Mall yet tucked away on a quiet street. Schools and shopping and major arteries all short drives away. What are you waiting for? Affordable - waiting for a family to call this home!

Built in 1964

### **Essential Information**

MLS® # E4454833

Price \$394,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$16                   |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,094                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8330 165 Street |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 2R4         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached          |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Stories      | 2                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Finished                                                                           |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 27th, 2025

Days on Market                39

Zoning                              Zone 22

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Listing information last updated on October 5th, 2025 at 12:02pm MDT