

Courtesy Of Indra De la Cruz Acuna Of RE/MAX River City

## \$399,900 - 8007 125 Avenue, Edmonton

MLS® #E4427629

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,621 sqft  
Single Family on 0.00 Acres

Elmwood Park, Edmonton, AB

This beautiful 4-level split home sits on a massive corner lot in a serene neighbourhood, offering plenty of space both inside and out. The upper level features three generously sized bedrooms, including a master bedroom with a convenient half-bath ensuite. The main floor boasts a spacious, open-concept layout, seamlessly connecting the bright living room, dining area, and a large kitchen. A separate family room with a cozy gas fireplace provides the perfect space for relaxing evenings. Outside, the expansive fenced backyard offers ample room for outdoor activities. The double attached garage and lots of street parking providing extra parking options. New flooring throughout the house, fresh paint coat, newer kitchen upgrades. The basement gives lots of storage space or the opportunity to create an office or a bedroom. This well maintained home is close to parks, schools, public transportation and shopping. Don't miss out the opportunity to make it your own.

Built in 1961

### Essential Information

MLS® #	E4427629
Price	\$399,900
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,621
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	8007 125 Avenue
Area	Edmonton
Subdivision	Elmwood Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 1E7

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home, Parking-Extra
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
-------------	------------------

Days on Market	14
----------------	----

Zoning	Zone 05
--------	---------

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 April 10th, 2025 at 4:32am MDT