

## \$212,800 - 12018 77 Street, Edmonton

MLS® #E4414880

**\$212,800**

2 Bedroom, 1.00 Bathroom, 876 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Investor Alert! Home on a Quiet Residential Street Great for Investor. Newer Roof, Kitchen, Appliances, Bathroom, Windows & Single Car Garage. The Main floor has A Bedroom with a closet Leading out of the bedroom there is a small Flex/Office Space on your way up the stairs going up to the Loft. Upstairs the Open Loft area could double as another bedroom, Family/Living area or both. The Basement is primarily for Storage & Laundry. Close to transit, Shopping, schools & easy access to Ft Road & Wayne Gretzky Drive. This HOME can be purchased in conjunction with the Lot Next Door. The Lot has been re-zoned to accommodate 6-8 Units. The Designs have been approved and Permitted by the City of Edmonton. Lot is 33x120. Purchase both to maximize your building pocket lot is 33x120. The Home next door sits on a 33x119 Lot

Built in 1922

### Essential Information

MLS® #	E4414880
Price	\$212,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00



Year Built	1922
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12018 77 Street
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2G7

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Detached

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Partially Landscaped, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 29th, 2024
Days on Market	105
Zoning	Zone 05

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Listing information last updated on March 14th, 2025 at 6:47pm MDT