

\$369,000 - 8016 2 Avenue, Edmonton

MLS® #E4452431

\$369,000

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	\$369,000
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	36
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 September 16th, 2025 at 7:32pm MDT