

\$370,000 - 7956 2 Avenue, Edmonton

MLS® #E4458526

\$370,000

2 Bedroom, 2.50 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

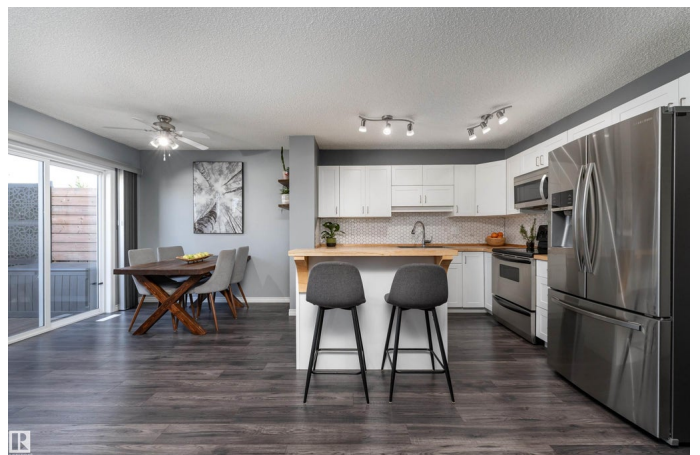
Discover stylish living in this updated half duplex backing GREEN SPACE. The main floor features a bright kitchen with white cabinets, light wood counters, and a central island with bar seating, along with a spacious dining area by sliding glass doors that fill the home with natural light. The living room offers a tile-surround fireplace perfect for cozy evenings, and a modern 2-piece bathroom completes the level. Upstairs, the primary suite boasts 2 walk-in closets and a private 4-piece ensuite. A second large bedroom provides plenty of flexibility for sleeping, studying, or lounging, with another full bath nearby. Carpet upstairs adds warmth, and the unfinished basement is ready for your personal touch. Recent updates include AC (2021), shingles (2022), and laminate flooring (2021). Outside, enjoy a large deck, a lush yard, and an included shed. Located near Edmonton International Airport, Jagare Ridge Golf Club, and South Edmonton Common shopping, this home is a rare opportunity you won't want to miss!

Built in 2004

Essential Information

MLS® # E4458526

Price \$370,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,139
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	7956 2 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1K7

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Menisa Elementary School
Middle	Vernon Barfield Junior
High	Lillian Osborne High

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
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 23rd, 2025 at 6:02am MDT