

## \$394,000 - 7924 2 Ave, Edmonton

MLS® #E4444352

**\$394,000**

4 Bedroom, 2.50 Bathroom, 1,082 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this charming Half Duplex in the sought-after community of Ellerslie, perfectly located backing onto serene green spaceâ€”offering peace, privacy, and a beautiful view right from your backyard. This well-maintained and upgraded home features 3 spacious bedrooms upstairs, with a full 4-piece bathroom, and a convenient half bath on the main floor. The open-concept main level offers a bright and functional layout with a cozy living area, a dining space with backyard views, and a well-equipped kitchen with all Samsung Appliances that flows perfectly for family living and entertaining. This house is equipped with centralized vacuum. Some upgrades were done such as New stove, dishwasher and humidifier installed in 2025, Sump Pump changed in 2021, Washer Dryer in 2020, Hot water tank in 2018. Downstairs, youâ€™ll find a fully finished basement complete with a fourth bedroom and another full bathroomâ€”ideal for guests, extended family, or a home office setup.

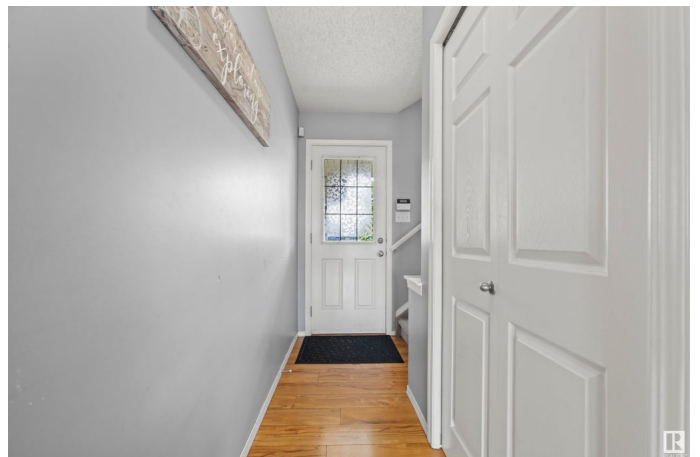
Built in 2004

### Essential Information

MLS® # E4444352

Price \$394,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,082
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7924 2 Ave
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1K7

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	17
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 July 13th, 2025 at 6:47am MDT