

## \$265,000 - 8020 115 Avenue, Edmonton

MLS® #E4455109

**\$265,000**

2 Bedroom, 2.00 Bathroom, 653 sqft

Single Family on 0.00 Acres

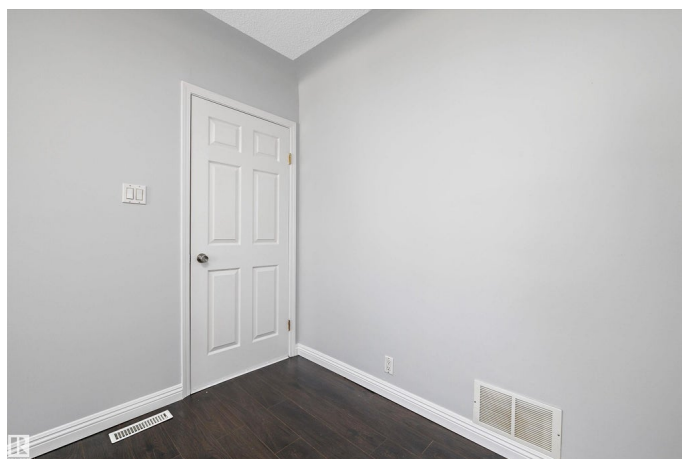
Parkdale (Edmonton), Edmonton, AB

Affordable, charming, and full of opportunity! Perfect for a first-time home buyer or investor looking for a potential MLI Select opportunity, this character-filled property is located just minutes from all of Edmonton's downtown amenities. Situated on a corner lot with expansive green space and great convenience the property offers a double detached garage and extra off-street parking. Inside, the main floor features updated flooring, two spacious bedrooms, a 4-piece bath, and loads of natural light that highlight the home's cozy, timeless charm. A separate entrance leads to the fully finished basement, complete with its own kitchen, living area, bedroom, 3-piece bath and laundry – an ideal rental suite. Whether you're looking to get into the market with your first home or seeking a smart investment opportunity, this affordable gem has plenty to offer!

Built in 1948

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455109  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 653       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1948                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 8020 115 Avenue     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 0L1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Hot Water Natural Gas  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                            |
| Stories      | 2                                                                    |
| Has Basement | Yes                                                                  |
| Basement     | Full, Finished                                                       |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stucco                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stucco                                         |
| Foundation        | Block, Concrete Perimeter                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 05           |

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Listing information last updated on September 18th, 2025 at 7:02pm MDT