

## \$299,900 - 8303 124 Avenue, Edmonton

MLS® #E4454412

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Opportunity Knocks in Eastwood. This bi-level gem offers incredible potential for investors, renovators, or savvy buyers looking to build equity. Located on a 33 x 149 foot CORNER LOT this property is a blank canvas with endless possibilities, whether you're looking to renovate, or redevelop. This 1,109 sq ft home features 3 bedrooms upstairs, 1 additional bedroom in the basement, 2 full bathrooms, 2 sets of laundry and a 2nd kitchen in the basement! The bi-level design allows for large windows and natural light on both floors. There is a separate entrance to the basement, single attached garage and double detached garage. While the home does require updates and TLC, it sits on a spacious lot in a mature neighborhood, surrounded by character homes and tree-lined streets. Conveniently located close to shopping, and transit, NAIT, downtown and across the street from a school and park.. With vision and effort, this Eastwood fixer-upper could become a true gem. Don't miss your chance to make it shine!

Built in 1958

### Essential Information

MLS® # E4454412

Price \$299,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8303 124 Avenue |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 1C3         |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | On Street Parking, See Remarks                 |
| Parking Spaces | 3                                              |
| Parking        | Double Garage Detached, Single Garage Attached |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Stories      | 2                                                                                       |
| Has Suite    | Yes                                                                                     |
| Has Basement | Yes                                                                                     |
| Basement     | Full, Finished                                                                          |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                              |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Brick                                                                                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025

Days on Market                7

Zoning                            Zone 05

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