

Courtesy Of Ian Elliott Of Greater Property Group

## \$325,000 - 11540 83 Street, Edmonton

MLS® #E4415055

### \$325,000

3 Bedroom, 2.00 Bathroom, 880 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Investor Alert!!! Affordable Bungalow with beautiful finishes in Parkdale. Central Edmonton. Close to NAIT and downtown. This is a tremendous opportunity for a first time buyer or investor. Walking distance to public transportation and all amenities. Enter to a spacious living room that leads into a comfortably sized, updated kitchen. The main floor offers two generous sized bedrooms and a recently renovated 4pc bathroom. The basement has a 1 bedroom In-law suite. The large back deck is ideal for enjoying the beautiful summer weather. The oversized garage has added bonus for keeping your vehicle warm and dry in our cold and snowy winter months. Additional perks include a full updated main floor and basement a new furnace, hot water tank, shingles and siding. Do not miss out on this solid home packed full of upgrades.

Built in 1950

### Essential Information

MLS® #	E4415055
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	880



Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	11540 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2Y5

### **Amenities**

Amenities	Hot Water Natural Gas
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	December 2nd, 2024
Days on Market	130
Zoning	Zone 05

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 April 11th, 2025 at 4:02pm MDT