

Courtesy Of Jane Vu Of Real Broker

## \$338,000 - 11940 83 St, Edmonton

MLS® #E4425492

**\$338,000**

3 Bedroom, 1.50 Bathroom, 1,054 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

This spacious duplex in Eastwood, Edmonton, offers a fantastic opportunity for families or investors. Featuring 3 generous bedrooms, 1.5 baths—including a 2-piece en-suite in the primary bedroom—and a detached double garage, this home is designed for comfort and convenience. The bright, open living room showcases beautiful hardwood floors and a large bay window that fills the space with natural light. The huge unfinished basement, with a separate side entrance, presents excellent potential for a future suite—ideal for extra income or additional living space. Move-in ready and located in a quiet neighborhood, you're just minutes from schools, parks, shopping, and public transit. Don't miss this incredible opportunity!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425492  |
| Price          | \$338,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,054     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | Bungalow      |
| Status     | Active        |

### **Community Information**

|             |             |
|-------------|-------------|
| Address     | 11940 83 St |
| Area        | Edmonton    |
| Subdivision | Eastwood    |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5B 2Z5     |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Carbon Monoxide Detectors, Exterior Walls- 2"x6", Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 13th, 2025 |
|-------------|------------------|

Days on Market 24

Zoning Zone 05

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Listing information last updated on April 6th, 2025 at 11:17am MDT