

## \$318,888 - 11540 83 Street, Edmonton

MLS® #E4434831

**\$318,888**

3 Bedroom, 2.00 Bathroom, 880 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

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® #         | E4434831  |
| Price          | \$318,888 |
| 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 Suite    | Yes   |
| 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    | May 6th, 2025 |
| Days on Market | 41            |
| 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 June 16th, 2025 at 12:47am MDT