

## \$200,000 - 11715 83 Street, Edmonton

MLS® #E4426141

**\$200,000**

4 Bedroom, 2.00 Bathroom, 830 sqft

Single Family on 0.00 Acres

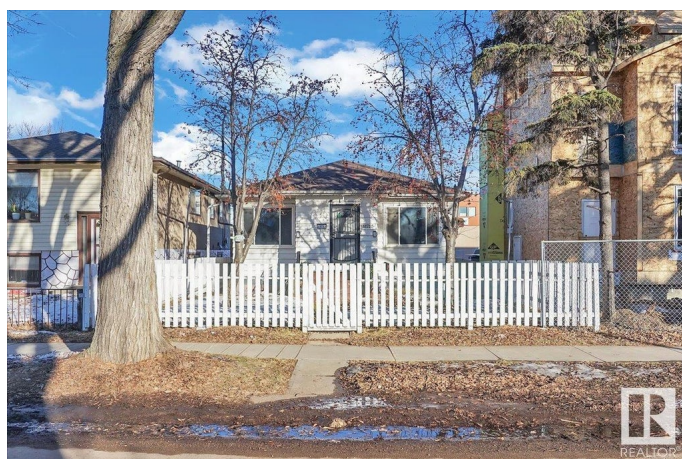
Parkdale (Edmonton), Edmonton, AB

This bungalow is a fantastic opportunity for investors or those looking to add value with some TLC or for potential infill development. Featuring 2 bedrooms up and 2 bedrooms down, this home offers 2 full baths, and 2 kitchens – perfect for extended family or an in-law suite. The main floor boasts hardwood, tile, and laminate flooring, while the finished basement includes a 3-piece bath, 2 large bedrooms, kitchen cabinets, a stove, and a sink. With 100-amp electrical service, this home is ready for your personal touch. Single detached garage facing the back alley. Situated in the heart of Parkdale, you're just minutes from schools, shopping, transit, and Downtown Edmonton. Quick possession is available – don't miss this opportunity to build equity in a great location!

Built in 1951

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426141  |
| Price          | \$200,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 830       |
| Acres          | 0.00      |
| Year Built     | 1951      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11715 83 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 3Z8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                 |
|--------------|---------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Window Coverings, See Remarks, Dryer-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                                                       |
| Stories      | 2                                                                               |
| Has Basement | Yes                                                                             |
| Basement     | Full, Finished                                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Back Lane          |
| Lot Description   | GEOJET             |
| Roof              | Asphalt Shingles   |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 05          |

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Listing information last updated on April 19th, 2025 at 6:02am MDT