

## \$229,000 - 11422 83 Street, Edmonton

MLS® #E4419765

**\$229,000**

2 Bedroom, 1.00 Bathroom, 775 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This charming, small home is located on a peaceful, tree-lined street, offering great potential for the right buyer. Though it needs some TLC, it's an ideal opportunity for first-time homeowners, investors, or developers looking to create their dream space. With its cozy layout and prime location, this property provides a solid foundation for customization and future growth. Donâ€™t miss out on the chance to transform this home into something truly special!

Built in 1943

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4419765               |
| Price          | \$229,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Half Baths     | 2                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 1943                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 11422 83 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Y3             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 05            |

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Listing information last updated on May 3rd, 2025 at 9:17pm MDT