

# \$208,000 - 11715 83 Street, Edmonton

MLS® #E4440688

## \$208,000

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 one up and one down. 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, a/c, and two sets of washer/dryer, 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 availableâ€”donâ€™t miss this opportunity!



Built in 1951

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440688  |
| Price          | \$208,000 |
| 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, Washers-Two |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished                              |

**Exterior**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 05        |



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Listing information last updated on June 20th, 2025 at 2:17pm MDT