

## \$629,900 - 10820 83 Avenue, Edmonton

MLS® #E4418106

**\$629,900**

4 Bedroom, 2.00 Bathroom, 879 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

This prime investment property in Garneau offers a fantastic opportunity for both immediate rental income and future development, as it is zoned for 10 units (can go up to 17 units potentially). Located just steps from the University of Alberta and Whyte Avenue, it combines an unbeatable location with long-term growth potential. The owner has completed over \$80k in renovations over the past 7 years, including a full interior and exterior paint job, new roof with upgraded shingles and insulation, replaced gutters, downspouts, and water pipes, updated electrical wiring and panel, and new gas furnace, boiler, washer, dryer, and refrigerator. The home features three bedrooms on the main floor and one in the basement, all currently fully occupied, ensuring steady cash flow. Whether you choose to continue renting or take advantage of the redevelopment zoning to build something new, this property provides excellent flexibility and value.

Built in 1943

### Essential Information

MLS® #	E4418106
Price	\$629,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	879
Acres	0.00
Year Built	1943
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10820 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2E7

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 15th, 2025
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Days on Market	106
Zoning	Zone 15

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