

## \$464,900 - 10335 83 Street, Edmonton

MLS® #E4440482

**\$464,900**

4 Bedroom, 1.00 Bathroom, 1,257 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Unbeatable Location in Forest Heights! An OPPORTUNITY!! Investors, Builders, Anyone! RF3 zoning, 13.2x38.1 lot. Just one block from the stunning River Valley and Forest Heights Park, and minutes from downtown via a quick bridge crossing & combines nature, convenience, and community. Located in a prime infill area surrounded by mature trees and new development, this property is perfect for families, investors, or developers. Owned by the original homeowner, this charming bungalow situated on a lush, tree-lined street with mature landscaping you simply won't find in new developments. The property features a living room, good size kitchen, and a large main-floor bathroom with a walk-in shower. A family room addition (2000) brings in extra living along with updated electrical and plumbing. The basement has a separate entrance with 2 extra bedrooms—ideal for a future suite or extended family. Add a single garage and an amazing flower garden. Forest Heights has it all—location, charm, and long-term value.

Built in 1952

### Essential Information

MLS® #	E4440482
Price	\$464,900



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,257
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10335 83 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3N9

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools
Lot Description	13.2 X 38.1

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	15
Zoning	Zone 19

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