# \$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

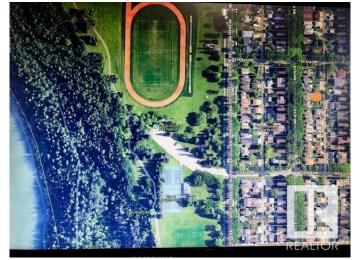
Unbeatable Location in Forest Heights! An OPPORTUNITY!! Investors, Builders, Anyone! RF3 zooning, 13.2x38.1 lot. Just one block from the stunning River Valley and Forest Heights Park, and minutes from downtown via a quick bridge crossing & combines nature, convenience, and community. Located in a prime 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 bedroomsâ€"ideal for a future suite or extended family. Add a single garage and an amazing flower garden. Forest Heights has it allâ€"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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Listing information last updated on June 20th, 2025 at 11:03am MDT