

Courtesy Of Manny Fuller Of Real Broker

## \$799,000 - 9537 83 Street, Edmonton

MLS® #E4451883

**\$799,000**

5 Bedroom, 3.50 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Nestled on a quiet street in the heart of Holyrood, this beautifully updated 1.5 storey home offers over 2800 sq ft of refined living space - perfect for families and professionals alike. The spacious layout features five bedrooms and three and a half bathrooms, including a luxurious primary suite with heated floors, a spa-inspired ensuite, and custom California Closets for optimal organization. The modern kitchen is equipped with an induction range, Samsung smart fridge, and Bosch dishwasher - ideal for both everyday living and entertaining. Additional upgrades include a new furnace, hot water tank, central A/C, and fully updated plumbing and electrical systems for peace of mind and energy efficiency. Outside, enjoy exceptional curb appeal with Hardie Board siding, fresh landscaping, and new concrete work. The private backyard is a true retreat with a hot tub, new fence, and low-maintenance design. Located in one of Edmonton's most desirable neighbourhoods, close to schools, parks, and the river valley!

Built in 1954

### Essential Information

MLS® # E4451883

Price \$799,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,839                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9537 83 Street |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2Z9        |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers, Deck, Hot Tub |
| Parking   | Double Garage Detached                                               |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 3                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                     |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping |

|              |                           |
|--------------|---------------------------|
|              | Nearby, Ski Hill Nearby   |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Holyrood School     |
| Middle     | Vimy Ridge Academy  |
| High       | McNally High School |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 18          |

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Listing information last updated on August 15th, 2025 at 8:47pm MDT