

# \$599,900 - 10820 83 Avenue, Edmonton

MLS® #E4448634

**\$599,900**

4 Bedroom, 2.00 Bathroom, 872 sqft  
Single Family on 0.00 Acres

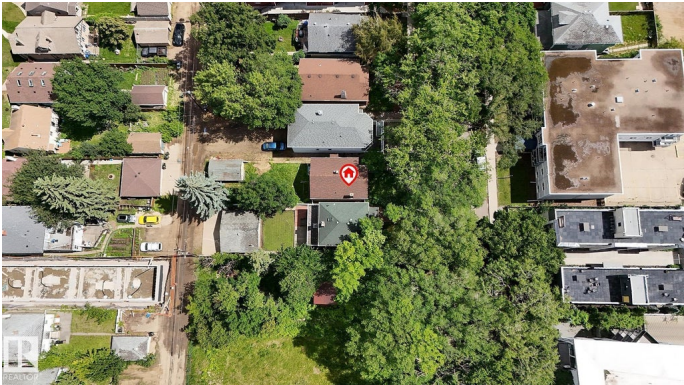
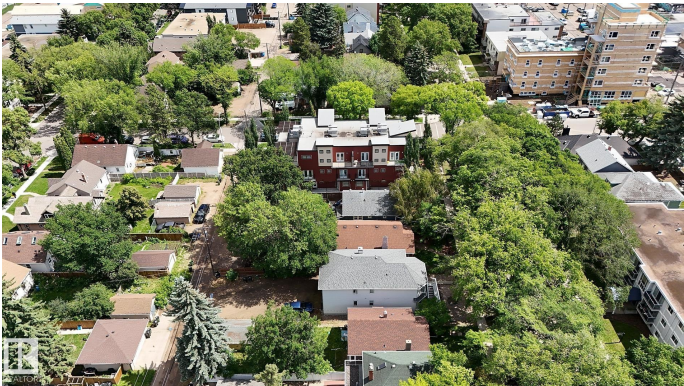
Garneau, Edmonton, AB

This location does not get any better than this! Ideal to build your dream home or investment property in the heart of Garneau - one of the most sought-after communities in all of Edmonton. Close to everything you could ask for - U of A; Whyte Avenue; schools; shopping; the River Valley; downtown & so much more. This property can be utilized for rental income or take advantage of the Zoning to develop a 10-Unit building (potential to maximize to 17 Units) to secure long-term income. This Bungalow has 4 Total Bedrooms; 2 Bathrooms & a Single Detached Garage. The Main floor has 3 Bedrooms; Full Bathroom & the Partly Finished Basement has a Bedroom & another Full Bathroom. Don't let this opportunity pass you by.

Built in 1943

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448634  |
| Price          | \$599,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 872       |
| 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, Infill Property |
| Parking   | Single Garage Detached       |

### Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                            |
| Stories      | 2                                                                                                    |
| Has Basement | Yes                                                                                                  |
| Basement     | Full, Partially Finished                                                                             |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                             |
| Exterior Features | Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Stucco                                                                                             |
| Foundation        | Concrete Perimeter                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 15         |

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Listing information last updated on August 25th, 2025 at 7:47pm MDT