

## \$615,000 - 10820 83 Avenue, Edmonton

MLS® #E4436020

**\$615,000**

4 Bedroom, 2.00 Bathroom, 879 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Great location in Garneau! You have a chance for great investment development in GARNEU Community. This property offers an excellent opportunity for both immediate rental income and In-fill development. It is zoned for 10 units(may go upto 17 units). Located minutes away from university of Alberta and situated next to shopping areas of WHYTE AVENUE (82 Ave). It combines an unbeatable location with long-term potential. Various renovation for the last many years. This home features 3 bedroom on main and one bedroom in the basement. Single detached garage.

Built in 1943

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4436020               |
| Price          | \$615,000              |
| 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, Infill Property |
| Parking   | Single Garage Detached       |

## Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished                                 |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Paved Lane, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## School Information

|            |         |
|------------|---------|
| Elementary | Garneau |
|------------|---------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 36             |
| Zoning         | Zone 15        |

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Listing information last updated on June 17th, 2025 at 12:02am MDT