

## \$399,995 - 10335 83 Street, Edmonton

MLS® #E4445861

**\$399,995**

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

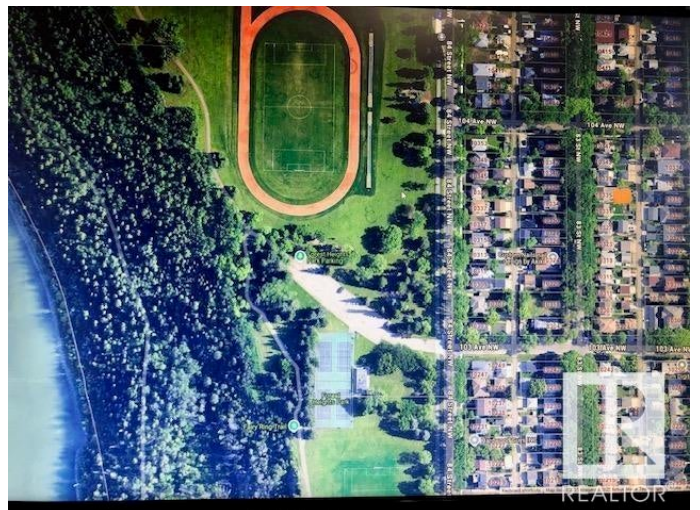
Forest Heights (Edmonton), Edmonton, AB

Investors, Builders, Anyone! RF3 zoning, 13.2x38.1 lot. Unbeatable Location in Forest Heights! PRIME INFILL AREA! 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. Mature trees, Charm & a LONG TERM VALUE! An original owner's home, this charming bungalow is ready for a new owner. 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. LOCATION, IMAGINATION and the LOVE for the NEIGHBORHOOD are the KEY. Forest Heights has it all!

Built in 1952

### Essential Information

MLS® #	E4445861
Price	\$399,995
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
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
-------------	----------------

Days on Market 14

Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 18th, 2025 at 1:17pm MDT