

## \$459,000 - 15020 83 Street, Edmonton

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MLS® #E4454153

**\$459,000**

5 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to Evansdale! This spacious bi-level offers over 2,000 sq. ft. of developed living space & the versatility of a legal basement suite (legalized in 2018). Perfect for investors or multi-generational families, the home features separate back entrance, two full kitchens (including a gas stove in the basement), & shared laundry for convenience. The upper level boasts 3 bedrooms, including a primary suite w private ensuite, while the lower level provides a bright, open basement w large windows, 2 additional bedrooms, & a full bathroom. Recent updates include new shingles, giving peace of mind for years to come. Outside, enjoy the powered triple garage, ideal for hobbies, or a spacious workshop, or each tenant can get their own garage. Located in a walkable part of Evansdale, youâ€™re close to everyday amenities, parks, & community spaces, making this home not just practical, but perfectly positioned for lifestyle. This home is more than just sqft, itâ€™s an opportunity.

Built in 1972

### Essential Information

MLS® # E4454153

Price \$459,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,204                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 15020 83 Street |
| Area        | Edmonton        |
| Subdivision | Evansdale       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 5X2         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Hot Water Natural Gas, No Smoking Home |
| Parking Spaces | 6                                      |
| Parking        | Triple Garage Detached                 |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                  |
| Has Suite         | Yes                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground |

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
|              | Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                              |
| Construction | Wood, Vinyl                                                                   |
| Foundation   | Concrete Perimeter                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 02           |

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Listing information last updated on September 8th, 2025 at 6:32am MDT