

## \$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	52
Zoning	Zone 15

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 3rd, 2025 at 1:17am MDT