

## **\$468,000 - 10438 83 Street, Edmonton**

MLS® #E4432896

**\$468,000**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

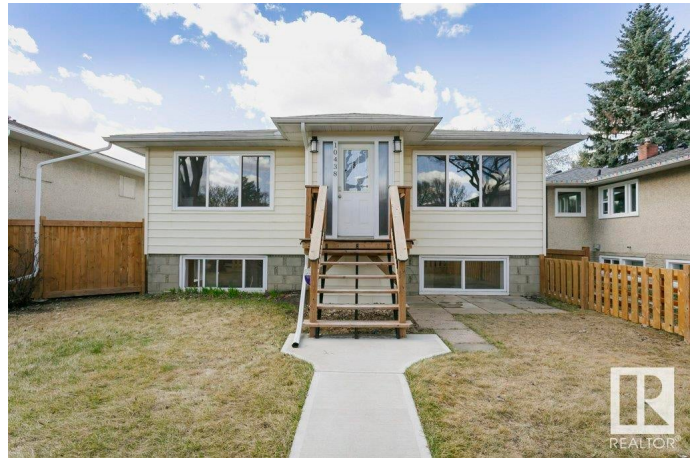
PRIME LOCATION...ONE BLOCK from the RIVERS EDGE in FOREST HEIGHTS, this EXTENSIVELY UPGRADED home blends quality, comfort, and versatility. 2 KITCHENS AND BATHS + 4 BEDROOMS. Major renovations include FULL PLUMBING & ELECTRICAL OVERHAULS, a NEW SEWER LINE with backflow preventer, and a TANKLESS HOT WATER SYSTEM. Kitchens and bathrooms on both levels have been fully redone, featuring NEW CABINETRY, FIXTURES, and VENTING. The BASEMENT was EXTENSIVELY RECONFIGURED with ADDED INSULATION, SUBFLOORING and UPGRADED APPLIANCES—ideal for extended family or future suite potential. SEPARATE LAUNDRY is plumbed for both main and basement levels. Outside, enjoy a NEW FRONT PATIO regraded yard with improved drainage, and extra rear PARKING FOR AN RV plus two vehicles alongside a single garage. A must-see in a PRIME LOCATION. Pls note fence will be completed prior to possession.

Built in 1953

### **Essential Information**

MLS® # E4432896

Price \$468,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	10438 83 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3P3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage
Parking Spaces	4
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

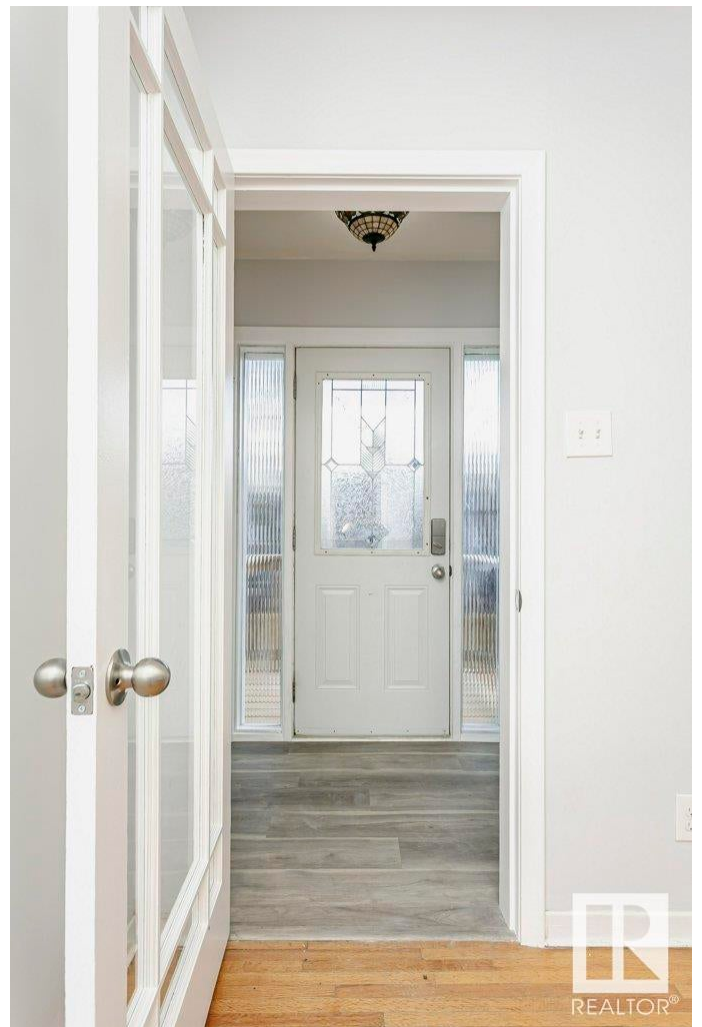
Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Forest Heights
Middle	Hardisty
High	McNally

## Additional Information

Date Listed	April 25th, 2025
Days on Market	2
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 April 27th, 2025 at 12:02am MDT