

# \$599,900 - 10820 83 Avenue, Edmonton

MLS® #E4448634

**\$599,900**

4 Bedroom, 2.00 Bathroom, 872 sqft  
Single Family on 0.00 Acres

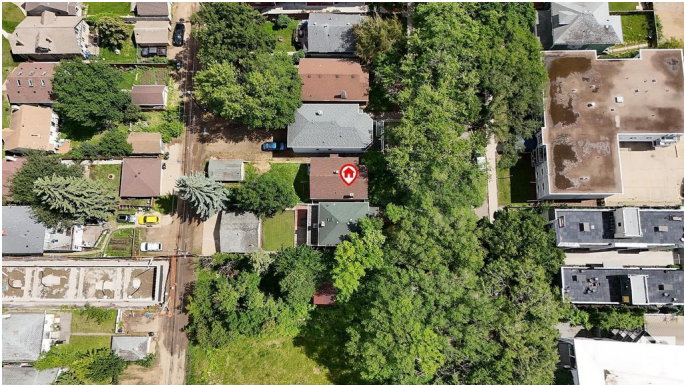
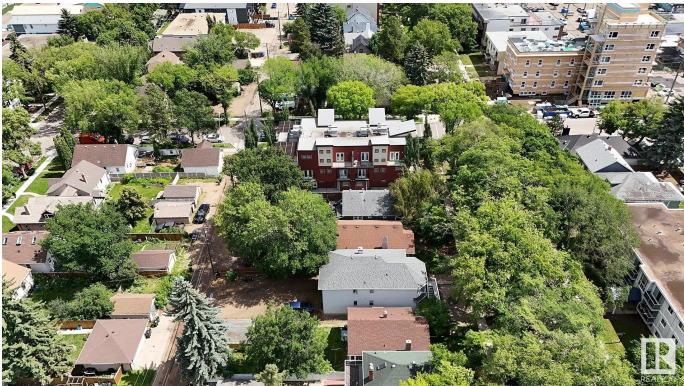
Garneau, Edmonton, AB

This location does not get any better than this! Ideal to build your dream home or investment property in the heart of Garneau - one of the most sought-after communities in all of Edmonton. Close to everything you could ask for - U of A; Whyte Avenue; schools; shopping; the River Valley; downtown & so much more. This property can be utilized for rental income or take advantage of the Zoning to develop a 10-Unit building (potential to maximize to 17 Units) to secure long-term income. This Bungalow has 4 Total Bedrooms; 2 Bathrooms & a Single Detached Garage. The Main floor has 3 Bedrooms; Full Bathroom & the Partly Finished Basement has a Bedroom & another Full Bathroom. Don't let this opportunity pass you by.

Built in 1943

## Essential Information

MLS® #	E4448634
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	872
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, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	9
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 27th, 2025 at 2:02am MDT