

## \$464,900 - 10335 83 Street, Edmonton

MLS® #E4440482

**\$464,900**

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

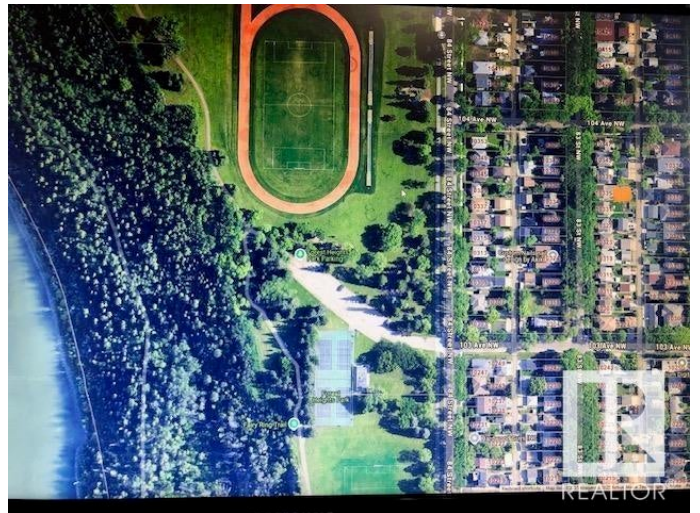
Forest Heights (Edmonton), Edmonton, AB

Unbeatable Location in Forest Heights! An OPPORTUNITY!! Investors, Builders, Anyone! RF3 zoning, 13.2x38.1 lot. 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. Located in a prime infill area surrounded by mature trees and new development, this property is perfect for families, investors, or developers. Owned by the original homeowner, this charming bungalow situated on a lush, tree-lined street with mature landscaping you simply won't find in new developments. 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—ideal for a future suite or extended family. Add a single garage and an amazing flower garden. Forest Heights has it all—location, charm, and long-term value.

Built in 1952

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4440482  |
| Price  | \$464,900 |



|                |                        |
|----------------|------------------------|
| 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 |
| Lot Description   | 13.2 X 38.1   |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 19        |

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Listing information last updated on June 25th, 2025 at 4:47pm MDT