

## **\$625,000 - 10534 83 Street, Edmonton**

MLS® #E4427795

**\$625,000**

2 Bedroom, 2.50 Bathroom, 2,037 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

**ROOFTOP PATIO! TERRIFIC LOCATION!  
BONUS ROOM! IMMEDIATE POSSESSION!**  
Searching for a newer infill property? This space is perfect for your growing family or working professionals! This 2036 sq ft 2 bed, 2.5 bath duplex has been well maintained & shows wonderfully. Open concept main floor flows well, w/ hardwood & tile flooring, double sided gas fireplace, stunning kitchen w/ granite countertops & massive island, S/S appliances, & 2 pce bath. The second level is home to DUEL PRIMARY bedrooms, each with massive bedrooms, walk in closet, and 4 pce bath! Your top floor is home to the bonus room / loft for additional living space or home office, alongside the rooftop patio for enjoying summer evenings with friends, while viewing the city skyline. Unfinished basement with SEPARATE SIDE ENTRY allows for future bedroom, rec room, or LEGAL SUITE development with a large footprint to work with. Double detached garage w/ wood deck, maintenance free stone & turf make upkeep a breeze! Call Forest Heights home today!

Built in 2015

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4427795  |
| Price  | \$625,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,037         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10534 83 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3P4                   |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Detached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |

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

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 7 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 19 |
|--------|---------|

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT