

## \$424,400 - 6840 83 Avenue, Edmonton

MLS® #E4445525

**\$424,400**

3 Bedroom, 2.00 Bathroom, 944 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Welcome Home, to this lovingly maintained & upgraded mid century property by the long time owner of 55+ years. The main floor features a front living room overlooking the quiet residential street in Kenilworth, the eat-in kitchen overlooks the spacious backyard. There are three 60's era bedrooms on the main floor. All three bedrooms feature exterior roll shutters. Flooring on the main floor is a mix of hardwood, carpet & linoleum. The main floor 4-piece bath is fully updated. On the lower level you will find a spacious family room complimented with an electric fireplace & additional storage. There is also a modern 3-piece bath and a large mechanical, laundry, storage room. The home is situated on a 45.5' x 110' lot that is fully landscaped & fenced & complimented with a single detached garage, carport & garden beds. Several upgrades including windows, furnace, HWT, siding, A/C, appliances, baths, siding, stone work, soffit, fascia & more. Ideal location within the community steps to schools and parks.

Built in 1964

### Essential Information

MLS® # E4445525

Price \$424,400

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6840 83 Avenue
Area	Edmonton
Subdivision	Kenilworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 0G5

### Amenities

Amenities	Air Conditioner, Dog Run-Fenced In, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Single Carport, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Waverley, St. Brendan
Middle	Kenilworth, St. Brendan
High	McNally, Austin O'Brien

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	Zone 18

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