

# \$320,000 - 11524 83 St, Edmonton

MLS® #E4448313

## \$320,000

5 Bedroom, 2.00 Bathroom, 1,050 sqft  
Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Find your new home or investment opportunity in this Parkdale raised bungalow. Boasting nearly 2,000 sq ft of total living space, this home is perfect for families or investors. Features include five bedrooms, two bathrooms, and a mother-in-law suite ideal for extended family. Enjoy cozy evenings by the fireplace, cook with ease using the gas stove, and stay comfortable year-round with central air conditioning. Located in a prime, central yet serene neighborhood, this home is just minutes from downtown, NAIT, and Grant MacEwan, with local shops, cafes, and amenities within walking distance. Combining space, style, and functionality in a highly sought-after area, this is a rare opportunity you donâ€™t want to miss!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448313  |
| Price          | \$320,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,050     |
| Acres          | 0.00      |
| Year Built     | 1950      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11524 83 St         |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Y5             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, Air Conditioner |
| Parking   | 2 Outdoor Stalls, No Garage        |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Stories      | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 05         |

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