

Courtesy Of Alma Hadzic Of MaxWell Polaris

## **\$369,900 - 11727 83 Street, Edmonton**

MLS® #E4465718

**\$369,900**

4 Bedroom, 1.50 Bathroom, 1,243 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Charming 4 bedroom half duplex nestled in the heart of Parkdale, just minutes from the downtown core. Exceptional value with NO MONTHLY CONDO FEES! Upon entrance you'll be greeted by the bright main floor with a spacious living area & cozy fireplace, perfect for relaxing evenings. The kitchen offers great functionality with NEWER appliances and a water softener for added comfort and efficiency. Three well-sized bedrooms and 4 piece bathroom can be found upstairs, while the partially finished basement with NEW hot water tank (2024) provides a den and an additional bedroom, perfect for guests, a home office, or extra living space. Outside, enjoy the convenience of an OVERSIZED double detached garage with a LOFT, offering ample storage or workshop potential. The private yard provides a comfortable outdoor space for everyday use. Centrally located near downtown, NAIT, major amenities, and transit. Great opportunity for first-time buyers, growing families, or investors. Immediate possession available

Built in 2003

### **Essential Information**

MLS® # E4465718

Price \$369,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,243         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11727 83 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Z1             |

### Amenities

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Parking-Extra, See Remarks |
| Parking   | Double Garage Detached                                                             |

### Interior

|              |                                                                                                                           |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener |
| Heating      | Forced Air-1, Natural Gas                                                                                                 |
| Fireplace    | Yes                                                                                                                       |
| Fireplaces   | Corner                                                                                                                    |
| Stories      | 2                                                                                                                         |
| Has Basement | Yes                                                                                                                       |
| Basement     | Full, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, |

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

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

### School Information

|            |               |
|------------|---------------|
| Elementary | Norwood       |
| Middle     | Spruce Avenue |
| High       | McNally       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 05             |

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Listing information last updated on November 15th, 2025 at 11:47pm MST