

Courtesy Of Jiya Bhalla Of Exp Realty

## \$559,000 - 9115 83 Street, Edmonton

MLS® #E4427838

**\$559,000**

3 Bedroom, 2.00 Bathroom, 982 sqft  
Single Family on 0.00 Acres

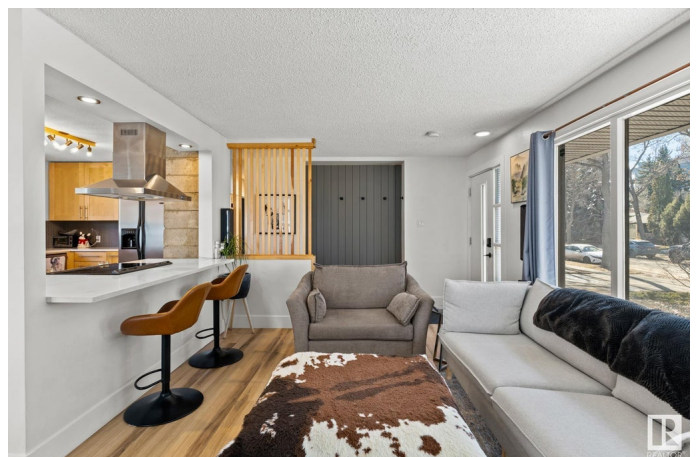
Holyrood, Edmonton, AB

Welcome to this beautifully renovated bungalow with over 1955 sqft of living space in the sought-after Holyrood neighborhood! This charming home is perfect for first-time buyers, offering easy access to the University of Alberta, Whyte Avenue, and Downtown Edmonton. The main floor features a bright, open layout with an updated kitchen, a spacious living room, a dining area, two bedrooms, and a modern 4-piece bathroom. Downstairs, you'll find a fully developed basement with a third bedroom, full bath and a large rec room. Sitting on a generous subdividable lot (18.20m x 45.70m / 831.74m<sup>2</sup>), this property presents an incredible opportunity for investors or builders looking to create a custom home or multi-unit development (subject to zoning approval). Immaculately maintained and move-in ready, this home is a rare find in one of Edmonton's most convenient and desirable communities!

Built in 1953

### Essential Information

MLS® #	E4427838
Price	\$559,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	982
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9115 83 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2Z5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

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

Days on Market 14

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 10:32pm MDT