

## \$468,000 - 10438 83 Street, Edmonton

MLS® #E4432896

**\$468,000**

4 Bedroom, 2.00 Bathroom, 1,034 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

PRIME LOCATION...ONE BLOCK from the RIVERS EDGE in FOREST HEIGHTS, this EXTENSIVELY UPGRADED home blends quality, comfort, and versatility. 2 KITCHENS AND BATHS + 4 BEDROOMS. Major renovations include FULL PLUMBING & ELECTRICAL OVERHAULS, a NEW SEWER LINE right to the city line, with backflow preventer, and a TANKLESS HOT WATER SYSTEM. Kitchens and bathrooms on both levels have been fully redone, featuring NEW CABINETRY, FIXTURES, and VENTING. The BASEMENT was EXTENSIVELY RECONFIGURED with ADDED INSULATION, SUBFLOORING and UPGRADED APPLIANCES—ideal for extended family or future suite potential. SEPARATE LAUNDRY is plumbed for both main and basement levels. Outside, enjoy a NEW FRONT PATIO regraded yard with improved drainage, and extra rear PARKING FOR AN RV plus two vehicles alongside a single garage. A must-see in a PRIME LOCATION.

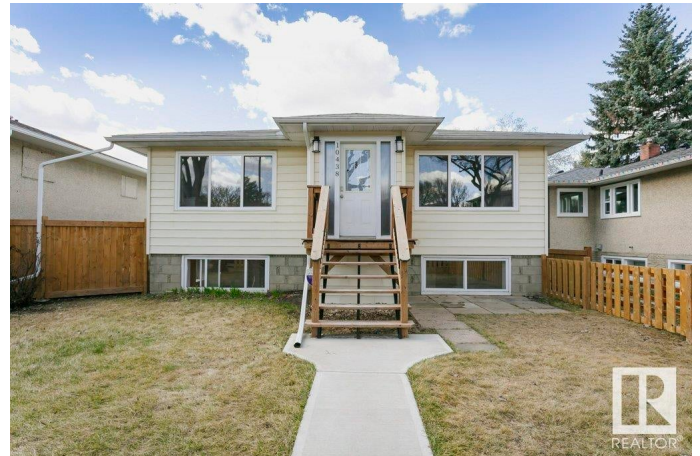
Built in 1953

### Essential Information

MLS® # E4432896

Price \$468,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,034                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10438 83 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3P3                   |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking Spaces | 4                                                            |
| Parking        | Single Garage Detached                                       |

### Interior

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

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                      |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stucco, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                       |

### School Information

|            |                |
|------------|----------------|
| Elementary | Forest Heights |
| Middle     | Hardisty       |
| High       | McNally        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 19          |



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Listing information last updated on April 30th, 2025 at 8:17am MDT