

\$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	2
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 July 4th, 2025 at 3:03pm MDT