

## **\$415,000 - 11517 83 Street, Edmonton**

MLS® #E4452361

**\$415,000**

5 Bedroom, 2.50 Bathroom, 1,108 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Awaiting for you in Parkdale is this 5 bedroom (3 above grade), 2.5 bath Bi-Level in the heart of the city! Built in 2004, this home encompasses the community renaissance within, where new development has been occurring for years in Parkdale. Situated on a quiet street, 11517 offers home dwellers over 2000 sq. ft. of developed space, with rooms aplenty! Vaulted ceilings, stainless appliances, fully finished basement w/ kitchenette, and detached double garage all add to the many desirable features in this home. Primary bedroom features 2 piece ensuite, for added convenience, while the other bedrooms offer lots of space for a growing family. Fully finished basement offers the opportunity to further develop a separate living quarters with side entrance and kitchenette for additional family! Convenience is everything. An easy stroll to Stadium Station LRT connects you to the city, with shopping near by! See what the community of Parkdale has for you at 11517 83 Street...

Built in 2004

### **Essential Information**

MLS® # E4452361

Price \$415,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,108                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11517 83 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Y6             |

### Amenities

|           |                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                                                                                                               |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Stories           | 2                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 05           |

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 August 24th, 2025 at 10:17pm MDT