

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

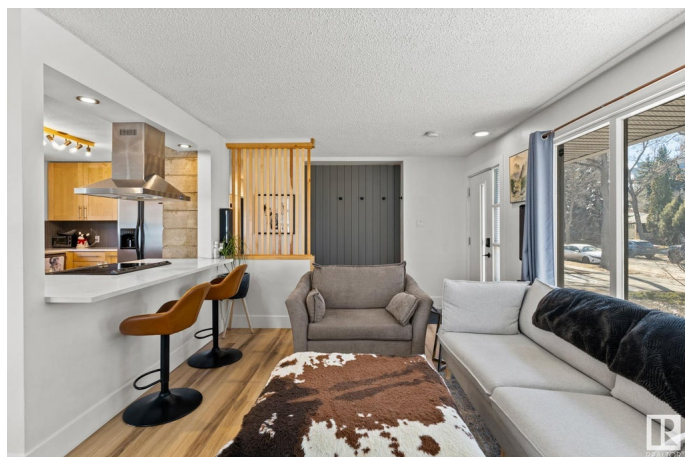
Holyrood, Edmonton, AB

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 12

Zoning Zone 18

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Listing information last updated on April 7th, 2025 at 10:32pm MDT