

## \$420,000 - 7131 83 Street, Edmonton

MLS® #E4457808

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Opportunity awaits! Pride of ownership is evident in this well kept 1,111 sq ft, 3 bedroom, 2 bathroom bungalow is situated on a big 53'x111' lot in the sought-after community of Avonmore. Upon entering you'll appreciate the abundance of light that pours into the living room through the oversized windows. The retro kitchen w/ metal cabinets is just adjacent to the dining room, both with windows that overlook the sunny backyard. Three spacious bedrooms, a 4pc bath & a very convenient storage closet rounds out the main. Unlike some older developed basements where you have to walk through your utility room to get to your bathroom, this layout is fantastic. A large rec room, a den, & a 3 pc bath complete the basement. The double garage measures 19.5' x 21.5'. Endless potential to make this home truly your own. Close to schools, playgrounds, restaurants and an LRT stop (73 Ave) just a stones throw away. Don't miss out on this fantastic property!

Built in 1955

### Essential Information

MLS® # E4457808

Price \$420,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7131 83 Street |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2Y1        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                                                                   |
|--------------|-----------------------------------------------------------------------------------|
| Appliances   | Dryer, Freezer, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                         |
| Stories      | 2                                                                                 |
| Has Basement | Yes                                                                               |
| Basement     | Full, Finished                                                                    |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Brick, Stucco              |
| Exterior Features | Back Lane, Public Transportation |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Brick, Stucco              |
| Foundation        | Concrete Perimeter               |

### Additional Information

Date Listed September 12th, 2025

Days on Market 10

Zoning Zone 17

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