

Courtesy Of Amiraj Jawanda Of Exp Realty

## \$629,900 - 10820 83 Avenue, Edmonton

MLS® #E4418106

**\$629,900**

4 Bedroom, 2.00 Bathroom, 879 sqft  
Single Family on 0.00 Acres

Garneau, Edmonton, AB

This prime investment property in Garneau offers a fantastic opportunity for both immediate rental income and future development, as it is zoned for 10 units (can go up to 17 units potentially). Located just steps from the University of Alberta and Whyte Avenue, it combines an unbeatable location with long-term growth potential. The owner has completed over \$80k in renovations over the past 7 years, including a full interior and exterior paint job, new roof with upgraded shingles and insulation, replaced gutters, downspouts, and water pipes, updated electrical wiring and panel, and new gas furnace, boiler, washer, dryer, and refrigerator. The home features three bedrooms on the main floor and one in the basement, all currently fully occupied, ensuring steady cash flow. Whether you choose to continue renting or take advantage of the redevelopment zoning to build something new, this property provides excellent flexibility and value.

Built in 1943

### Essential Information

MLS® #	E4418106
Price	\$629,900
Bedrooms	4
Bathrooms	2.00



Full Baths 2  
Square Footage 879  
Acres 0.00  
Year Built 1943  
Type Single Family  
Sub-Type Detached Single Family  
Style Bungalow  
Status Active

### Community Information

Address 10820 83 Avenue  
Area Edmonton  
Subdivision Garneau  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 2E7

### Amenities

Amenities See Remarks  
Parking Single Garage Detached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Playground Nearby, Public Transportation, Schools  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 15th, 2025



Days on Market	83
Zoning	Zone 15

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