

## \$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 | 107     |
| Zoning         | Zone 15 |

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Listing information last updated on May 2nd, 2025 at 8:17pm MDT