

## \$389,000 - 11706 83 Street, Edmonton

MLS® #E4428220

**\$389,000**

5 Bedroom, 3.00 Bathroom, 1,563 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Welcome to this spacious raised bungalow, offering over 1,560 sq. ft. of living space on main plus 700 sq. ft basement with a versatile layout. Built in 1987, this home features 3 bedrooms on the main floor and a 2-bedroom fully finished basement with a separate entrance. The oversized double attached garage provides ample parking and storage. The bright and airy living room flows seamlessly into the open-concept kitchen, which boasts plenty of cupboards, a large island, and a generous dining area—perfect for family gatherings. The primary bedroom includes an ensuite bathroom, complemented by two additional well-sized bedrooms. The basement offers its own full bathroom, second kitchen, living room, and two bedrooms, providing excellent rental potential or accommodation for extended family. Recent updates include new shingles in 2021, along with a washer and dryer installed the same year. Centrally located, this home provides easy access to downtown, Yellowhead Trail, shops, and public transit.

Built in 1987

### Essential Information

MLS® # E4428220

Price \$389,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,563
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	11706 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2Z2

### Amenities

Amenities	Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Washer, 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, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            March 30th, 2025  
Days on Market        84  
Zoning                  Zone 05



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