

## **\$625,000 - 10534 83 Street, Edmonton**

MLS® #E4427795

**\$625,000**

2 Bedroom, 2.50 Bathroom, 2,037 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

**ROOFTOP PATIO! TERRIFIC LOCATION!  
BONUS ROOM! IMMEDIATE POSSESSION!**  
Searching for a newer infill property? This space is perfect for your growing family or working professionals! This 2036 sq ft 2 bed, 2.5 bath duplex has been well maintained & shows wonderfully. Open concept main floor flows well, w/ hardwood & tile flooring, double sided gas fireplace, stunning kitchen w/ granite countertops & massive island, S/S appliances, & 2 pce bath. The second level is home to DUEL PRIMARY bedrooms, each with massive bedrooms, walk in closet, and 4 pce bath! Your top floor is home to the bonus room / loft for additional living space or home office, alongside the rooftop patio for enjoying summer evenings with friends, while viewing the city skyline. Unfinished basement with SEPARATE SIDE ENTRY allows for future bedroom, rec room, or LEGAL SUITE development with a large footprint to work with. Double detached garage w/ wood deck, maintenance free stone & turf make upkeep a breeze! Call Forest Heights home today!

Built in 2015

### **Essential Information**

MLS® #	E4427795
Price	\$625,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,037
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10534 83 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3P4

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 27th, 2025
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Days on Market	9
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Zoning	Zone 19
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