# \$349,900 - 7312 83 Avenue, Edmonton

MLS® #E4445077

#### \$349,900

3 Bedroom, 1.00 Bathroom, 1,062 sqft Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Good bones, great potential and many upgrades to give you a head start. Perfect for the first time buyer or investor. Nestled on a quiet street is this 3 bedroom bungalow half duplex. Bring your creative ideas and designer instincts and feel good knowing you don't have to worry about the furnace ('21), hot water on demand ('21), A/C ('21), shingles ('23) or main floor windows! Lots of natural light and vaulted ceilings. Partially outfitted for handicap access. Gas line goes to the garage if you want to install a heater. Excellent parking with room for an RV. Close to shopping, schools, transportation and Whyte ave.



#### **Essential Information**

MLS® # E4445077 Price \$349,900

Bedrooms 3 Bathrooms 1.00

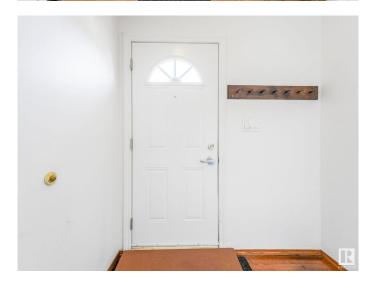
Full Baths 1

Square Footage 1,062 Acres 0.00 Year Built 1963

Type Single Family
Sub-Type Half Duplex
Style Bungalow







Status Active

# **Community Information**

Address 7312 83 Avenue

Area Edmonton
Subdivision Kenilworth
City Edmonton
County ALBERTA

Province AB

Postal Code T6B 0G6

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water

Tankless, No Animal Home, No Smoking Home, R.V. Storage, Vaulted

Ceiling, Vacuum System-Roughed-In

Parking Spaces 5

Parking Single Garage Detached

## Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Low Maintenance Landscape, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 28th, 2025

Days on Market 10

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS

RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 11:02pm MDT