

## **\$629,900 - 10522 83 Street, Edmonton**

MLS® #E4440474

**\$629,900**

4 Bedroom, 3.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this STUNNING, FULLY UPGRADED & FULLY FINISHED 3+1 bedroom & 3.5 bathroom modern duplex located in the sought after community of Forest Heights. Captivating curb appeal & located on a picturesque tree-lined street, you are just STEPS to the River Valley, minutes to downtown & walking distance to schools. As you step inside, you'll be greeted by a BRIGHT & SPACIOUS open concept floor plan with 9ft ceilings & large windows throughout. The sleek kitchen features s/s appliances including a gas stove, extended island, adjacent coffee bar with beverage cooler & gorgeous quartz countertops. The large dining room overlooks your WEST facing low-maintenance backyard, perfect for summer gatherings. Upstairs, you'll find 3 great size bedrooms with the primary bedroom featuring a luxurious ensuite & W/I closet, 4pc bath & laundry room. Fully finished basement with new carpet has a large rec room with a wet bar, great for entertaining and a 4th bedroom & 3pc bathroom featuring a STEAM shower. Shows a 10!

Built in 2016

### **Essential Information**

MLS® # E4440474

Price \$629,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10522 83 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3P4

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Zone 19

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 June 15th, 2025 at 8:47pm MDT