## \$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.

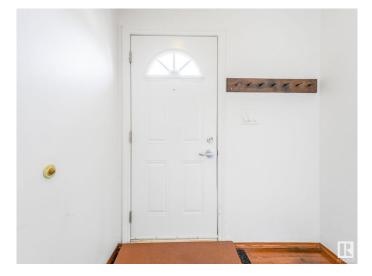




Built in 1963

## **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
Туре	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	
Dave on Market	1	

Days on Market 4 Zoning Zone 18

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