

## \$400,000 - 16206 83 Avenue, Edmonton

---

MLS® #E4447578

**\$400,000**

4 Bedroom, 1.00 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

Well loved 3 BR Bungalow in the desirable quiet Community of Elmwood need's its 3'rd family. Walking distance to daycare's, community center, Schools, WEM, health services, Bus and new LRT system: with close road transportation hubs the location ticks all the boxes. Step back in time to quality, this timeless interior can be easily renovated at your leisure, meeting your desires and dreams well below cost and time of new builds. Original hardwood, flooring and fixtures in great condition. Recent big ticket upgrades include triple glazed windows and 30 year shingles. Exterior is almost maintenance free, has original Cedar accent siding. All site exterior wood surfaces have been repaired correctly, scraped and painted in 2025 allowing you to enjoy the beautiful perennials and mature large yard. The professionally renewed basement in 2004, is easily developed for income suite, media area, kitchenette or 2nd Bathroom. A powered oversized Garage is ideal for hobbies with room lots of room for your toys.

Built in 1959

### Essential Information

MLS® # E4447578

Price \$400,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,035                  |
| Acres          | 0.00                   |
| Year Built     | 1959                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16206 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Elmwood         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5R 3V5         |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Patio, Security Window Bars, Television Connection, Vinyl Windows |
| Parking   | Double Garage Detached, Insulated, Over Sized, Parking Pad Cement/Paved, Rear Drive Access                                 |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Partially Finished                                                            |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Lot Description   | 15.24 x39.624                                                                         |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 22         |

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 August 2nd, 2025 at 1:02pm MDT