

Courtesy Of Amiraj Jawanda Of Exp Realty

\$629,900 - 10820 83 Avenue, Edmonton

MLS® #E4418106

\$629,900

4 Bedroom, 2.00 Bathroom, 879 sqft
Single Family on 0.00 Acres

Garneau, Edmonton, AB

This prime investment property in Garneau offers a fantastic opportunity for both immediate rental income and future development, as it is zoned for 10 units (can go up to 17 units potentially). Located just steps from the University of Alberta and Whyte Avenue, it combines an unbeatable location with long-term growth potential. The owner has completed over \$80k in renovations over the past 7 years, including a full interior and exterior paint job, new roof with upgraded shingles and insulation, replaced gutters, downspouts, and water pipes, updated electrical wiring and panel, and new gas furnace, boiler, washer, dryer, and refrigerator. The home features three bedrooms on the main floor and one in the basement, all currently fully occupied, ensuring steady cash flow. Whether you choose to continue renting or take advantage of the redevelopment zoning to build something new, this property provides excellent flexibility and value.

Built in 1943

Essential Information

MLS® #	E4418106
Price	\$629,900
Bedrooms	4
Bathrooms	2.00



Full Baths 2
 Square Footage 879
 Acres 0.00
 Year Built 1943
 Type Single Family
 Sub-Type Detached Single Family
 Style Bungalow
 Status Active

Community Information

Address 10820 83 Avenue
 Area Edmonton
 Subdivision Garneau
 City Edmonton
 County ALBERTA
 Province AB
 Postal Code T6E 2E7

Amenities

Amenities See Remarks
 Parking Single Garage Detached

Interior

Interior Features ensuite bathroom
 Appliances See Remarks
 Heating Forced Air-1, Natural Gas
 Stories 2
 Has Basement Yes
 Basement Full, Partially Finished

Exterior

Exterior Wood, Stucco
 Exterior Features Playground Nearby, Public Transportation, Schools
 Roof Asphalt Shingles
 Construction Wood, Stucco
 Foundation Concrete Perimeter

Additional Information

Date Listed January 15th, 2025



Days on Market	80
Zoning	Zone 15

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