

Courtesy Of Jane Vu Of Real Broker

## **\$338,000 - 11940 83 St, Edmonton**

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MLS® #E4425492

### **\$338,000**

3 Bedroom, 1.50 Bathroom, 1,054 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

This spacious duplex in Eastwood, Edmonton, offers a fantastic opportunity for families or investors. Featuring 3 generous bedrooms, 1.5 baths—including a 2-piece en-suite in the primary bedroom—and a detached double garage, this home is designed for comfort and convenience. The bright, open living room showcases beautiful hardwood floors and a large bay window that fills the space with natural light. The huge unfinished basement, with a separate side entrance, presents excellent potential for a future suite—ideal for extra income or additional living space. Move-in ready and located in a quiet neighborhood, you're just minutes from schools, parks, shopping, and public transit. Don't miss this incredible opportunity!



Built in 2012

### **Essential Information**

MLS® #	E4425492
Price	\$338,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,054
Acres	0.00

Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	11940 83 St
Area	Edmonton
Subdivision	Eastwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2Z5

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 13th, 2025
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Days on Market 26

Zoning Zone 05

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Listing information last updated on April 8th, 2025 at 12:17pm MDT