\$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.



Essential Information

MLS® # E4445077 Price \$349,900

Bedrooms 3 Bathrooms 1.00

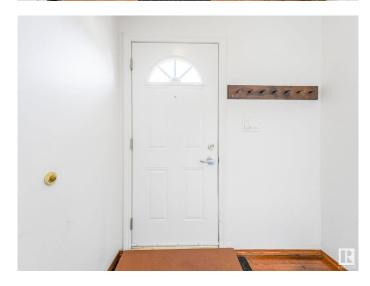
Full Baths 1

Square Footage 1,062 Acres 0.00 Year Built 1963

Type 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

Days on Market 7

Zoning Zone 18

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 July 5th, 2025 at 12:02pm MDT