

## \$539,900 - 7515 83 Street, Edmonton

MLS® #E4460749

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,043 sqft

Single Family on 0.00 Acres

Avonmore, Edmonton, AB

Fantastic large corner lot over 7,000 sq. ft. â€” can build up to 8 units. Great location, close to LRT stop, and within walking distance to Bonnie Doon Mall and schools. This fabulous bungalow contains 3 bedrooms up and 1 bedroom in-law suite in the basement with a second kitchen. Excellent investment opportunity to build your next project or to keep it rented out until youâ€™re ready to build. Located in a high-demand area and has a double detached garage. Some improvements include shingles, furnaces, and water tank. Windows all upgraded over the last several years.

Built in 1955

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4460749               |
| Price          | \$539,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 1955                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7515 83 Street |
| Area        | Edmonton       |
| Subdivision | Avonmore       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2Y5        |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | See Remarks, Infill Property |
| Parking Spaces | 2                            |
| Parking        | Double Garage Detached       |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 17           |

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