

Courtesy Of Alma Hadzic Of MaxWell Polaris

\$369,900 - 11727 83 Street, Edmonton

MLS® #E4465718

\$369,900

4 Bedroom, 1.50 Bathroom, 1,243 sqft

Single Family on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Charming 4 bedroom half duplex nestled in the heart of Parkdale, just minutes from the downtown core. Exceptional value with NO MONTHLY CONDO FEES! Upon entrance you'll be greeted by the bright main floor with a spacious living area & cozy fireplace, perfect for relaxing evenings. The kitchen offers great functionality with NEWER appliances and a water softener for added comfort and efficiency. Three well-sized bedrooms and 4 piece bathroom can be found upstairs, while the partially finished basement with NEW hot water tank (2024) provides a den and an additional bedroom, perfect for guests, a home office, or extra living space. Outside, enjoy the convenience of an OVERSIZED double detached garage with a LOFT, offering ample storage or workshop potential. The private yard provides a comfortable outdoor space for everyday use. Centrally located near downtown, NAIT, major amenities, and transit. Great opportunity for first-time buyers, growing families, or investors. Immediate possession available

Built in 2003

Essential Information

MLS® # E4465718

Price \$369,900



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	11727 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2Z1

Amenities

Amenities	Off Street Parking, Closet Organizers, Detectors Smoke, Parking-Extra, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve,

Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Norwood
Middle	Spruce Avenue
High	McNally

Additional Information

Date Listed	November 14th, 2025
Days on Market	5
Zoning	Zone 05

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