

## \$284,900 - 13212 83 Street, Edmonton

MLS® #E4442745

**\$284,900**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Gorgeous Renovated Home offers elegance, magnificent living spaces. This home features 1036 SQFT, 3 bed and 2 full baths. Stunning curb appeal with vinyl exterior. Inside the front entry boasts an impressive living area. The Chef's Kitchen is outstanding from every angle, showcases tasteful finishes such as new counters, tile backsplash, custom cabinetry. 3 large bedrooms & 1 bathroom with a gorgeous Master Suite. The Partially Finished Basement is perfect for entertaining with a Large Living Room, bathroom and a Large Laundry Room. Upgrade's include: Full Kitchen, Windows, Vinyl exterior, Flooring Bathroom floors, Furnace, Roof, Tank. The SOUTH FACING Backyard offers plenty of space, great for entertaining, and DOUBLE GARAGE! Plenty of visitor parking out front and quick walking distance to the unit. NO CONDO FEE's. In a Great Location close to abundance of schools, playgrounds, downtown, major shopping centres and public transportation.

Built in 1961

### Essential Information

MLS® # E4442745

Price \$284,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	13212 83 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 2W7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed June 16th, 2025

Days on Market 18

Zoning Zone 02

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