

## \$352,000 - 11938 83 St, Edmonton

MLS® #E4430103

**\$352,000**

3 Bedroom, 1.50 Bathroom, 1,068 sqft  
Single Family on 0.00 Acres

Eastwood, Edmonton, AB

Welcome to this well-maintained duplex in the heart of Eastwood, Edmonton. Perfectly suited for growing families or savvy investors, this home offers 3 spacious bedrooms and 1.5 bathrooms, including a convenient 2-piece en-suite in the primary bedroom. Enjoy a bright and airy main floor featuring a large bay window, gleaming hardwood floors, and an open-concept living space that's perfect for entertaining. The detached double garage adds even more value and functionality. The expansive unfinished basement with a separate side entrance offers incredible potential for a future suite, whether you're looking to generate rental income or create additional living space. Situated on a quiet street, this move-in ready home is just minutes from schools, parks, shopping, and public transit. Don't miss your chance to own a fantastic property in a prime location!

Built in 2012

### Essential Information

MLS® #	E4430103
Price	\$352,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,068
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	11938 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
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            April 10th, 2025  
Days on Market      11  
Zoning                Zone 05

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