

## \$424,400 - 6840 83 Avenue, Edmonton

MLS® #E4445525

**\$424,400**

3 Bedroom, 2.00 Bathroom, 944 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Welcome Home, to this lovingly maintained & upgraded mid century property by the long time owner of 55+ years. The main floor features a front living room overlooking the quiet residential street in Kenilworth, the eat-in kitchen overlooks the spacious backyard. There are three 60's era bedrooms on the main floor. All three bedrooms feature exterior roll shutters. Flooring on the main floor is a mix of hardwood, carpet & linoleum. The main floor 4-piece bath is fully updated. On the lower level you will find a spacious family room complimented with an electric fireplace & additional storage. There is also a modern 3-piece bath and a large mechanical, laundry, storage room. The home is situated on a 45.5' x 110' lot that is fully landscaped & fenced & complimented with a single detached garage, carport & garden beds. Several upgrades including windows, furnace, HWT, siding, A/C, appliances, baths, siding, stone work, soffit, fascia & more. Ideal location within the community steps to schools and parks.

Built in 1964

### Essential Information

MLS® # E4445525

Price \$424,400

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 944                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6840 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0G5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Dog Run-Fenced In, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Single Carport, Single Garage Detached                             |

### Interior

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Freestanding   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco, Vinyl  |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                            |
|--------------|----------------------------|
| Roof         | Asphalt Shingles           |
| Construction | Wood, Metal, Stucco, Vinyl |
| Foundation   | Concrete Perimeter         |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Waverley, St. Brendan   |
| Middle     | Kenilworth, St. Brendan |
| High       | McNally, Austin O'Brien |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 18        |

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Listing information last updated on July 8th, 2025 at 3:47am MDT