

## \$349,900 - 7312 83 Avenue, Edmonton

MLS® #E4445077

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,037 sqft

Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Good bones, great potential and many upgrades to give you a head start. Perfect for the first time buyer or investor. Nestled on a quiet street is this 3 bedroom bungalow half duplex. Bring your creative ideas and designer instincts and feel good knowing you don't have to worry about the furnace ('21), hot water on demand ('21), A/C ('21), shingles ('23) or main floor windows! Lots of natural light and vaulted ceilings. Partially outfitted for handicap access. Gas line goes to the garage if you want to install a heater. Excellent parking with room for an RV. Close to shopping, schools, transportation and Whyte ave.

Built in 1963

### Essential Information

MLS® #	E4445077
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow



Status Active

### Community Information

Address 7312 83 Avenue  
Area Edmonton  
Subdivision Kenilworth  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6B 0G6

### Amenities

Amenities Off Street Parking, On Street Parking, Air Conditioner, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling, Vacuum System-Roughed-In  
Parking Spaces 5  
Parking Single Garage Detached

### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Fenced, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed June 28th, 2025  
Days on Market 3  
Zoning Zone 18

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