

## \$449,700 - 613 83 Street, Edmonton

MLS® #E4449846

**\$449,700**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

Welcome to this unique four-level split in the family-friendly community of Ellerslie. This well-maintained home features 3 bedrooms, 2 full bathrooms, a fully finished basement, a convenient side entrance, and solar panels that help reduce energy costs. Located on a quiet street with a west-facing. Fully landscaped and fenced and a double detached garage, This property is close to schools, parks, shopping, and public transit, making it a fantastic opportunity for families. Prefect location for every one.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449846               |
| Price          | \$449,700              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,118                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information



|             |               |
|-------------|---------------|
| Address     | 613 83 Street |
| Area        | Edmonton      |
| Subdivision | Ellerslie     |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1L6       |

### **Amenities**

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Television Connection, Solar Equipment |
| Parking   | Double Garage Detached                 |

### **Interior**

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Stories      | 4                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Finished                                                                            |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Vinyl                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Vinyl                            |
| Foundation        | Concrete Perimeter                     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 53         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 5:17pm MDT