

## \$395,000 - 14252 83 Street, Edmonton

MLS® #E4461186

**\$395,000**

3 Bedroom, 1.50 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

Northmount (Edmonton), Edmonton, AB

Gardener's delight! with a huge raised garden for vegetables or flowers. Upgraded and well maintained 3 level side split. Many wonderful upgrades and renos over the years, bright spacious living room with gas fireplace, Ikea kitchen with in-floor heating in work area, family sized eating area, jetted tub in main bath, air conditioning, built in Vacuum, 2 ceiling fans and security system. Lino in bathrooms and laundry area. Awning on back of patio. Heated double car garage with 2 parking spots in back. Fully landscaped & fenced back yard for kids & pets, garden shed, gas hook up on side of garage for BBQ or firepit. Walking distance to schools, bus, shopping and all conveniences.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461186  |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,184     |
| Acres          | 0.00      |
| Year Built     | 1970      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 3 Level Split          |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 14252 83 Street       |
| Area        | Edmonton              |
| Subdivision | Northmount (Edmonton) |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5E 2X9               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Natural Gas BBQ Hookup |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Mantel                                                                                      |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                        |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 7th, 2025 |
|-------------|-------------------|

Days on Market 39  
Zoning Zone 02



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