

## \$439,900 - 10203 83 Street, Edmonton

MLS® #E4442186

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to Forest Heights! Nestled on a quiet, tree-lined street, this well-loved home features over 2,000 sqft of developed living space, a fully legal 2-bedroom basement suite, a single detached garage with a full driveway, and 3-year-old shingles. Surrounded by nature, you'll enjoy quick access to Forest Heights Park, the scenic River Valley trails, and Riverside Golf Course - perfect for outdoor enthusiasts! Families will appreciate the convenient location near top-rated schools, including Forest Heights Elementary, École Michaëlle-Jean, McNally High School, and St. Bride Catholic School - all within walking distance. Commuters will love the easy access to downtown, just a 5-minute drive away or reachable via multiple bus routes and nearby Wayne Gretzky Drive. You're also just minutes from Capilano Mall and the vibrant amenities along 106 Avenue. Whether you're looking for a family home, an income-generating property, or both, this is the one you've been waiting for. Don't miss out!

Built in 1954

### Essential Information

MLS® # E4442186

Price \$439,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,117                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10203 83 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3N7                   |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke |
| Parking Spaces | 2                                                            |
| Parking        | Single Garage Detached                                       |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 2                                                                                                  |
| Has Suite    | Yes                                                                                                |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                            |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Stucco                                                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                3  
Zoning                              Zone 19

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