

## \$439,000 - 16508 83 Avenue, Edmonton

MLS® #E4434212

**\$439,000**

2 Bedroom, 3.00 Bathroom, 1,099 sqft

Single Family on 0.00 Acres

Elmwood, Edmonton, AB

This exceptional bungalow offers style, space, and standout features for comfortable living. Bright and welcoming, the kitchen showcases white tile and cabinetry, anchored by a stunning 6-ft garden-view window. Beautiful hardwood flooring flows through the living, dining, and main floor bedrooms, creating a warm, timeless feel. The primary bedroom includes a modern, wheelchair-accessible ensuite, while the second bedroom features patio doors leading to a sunny deck. The finished basement adds a spacious rec room, 3-pc bath, retro wet bar, and potential for 1-2 more bedrooms. Enjoy year-round comfort with a radiant-heated double garage, triple-pane windows, high-efficiency furnace, and solar panels for energy savings. Outside, the extra-large lot offers flower and vegetable gardens plus a 250-gallon water catchment system—perfect for those who love outdoor living. Ideally located near schools, public transit, Misericordia Hospital, and WEM. note: some rooms have been virtually staged

Built in 1966

### Essential Information

MLS® #	E4434212
Price	\$439,000
Bedrooms	2



Bathrooms	3.00
Full Baths	3
Square Footage	1,099
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	16508 83 Avenue
Area	Edmonton
Subdivision	Elmwood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 3W1

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Detached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Oven-Built-In, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 2nd, 2025  
Days on Market      12  
Zoning                Zone 22

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