

Courtesy Of Trevor Easthope Of Real Broker

## \$199,900 - 13228 83 Street, Edmonton

MLS® #E4466066

**\$199,900**

3 Bedroom, 1.00 Bathroom, 1,120 sqft

Single Family on 0.00 Acres

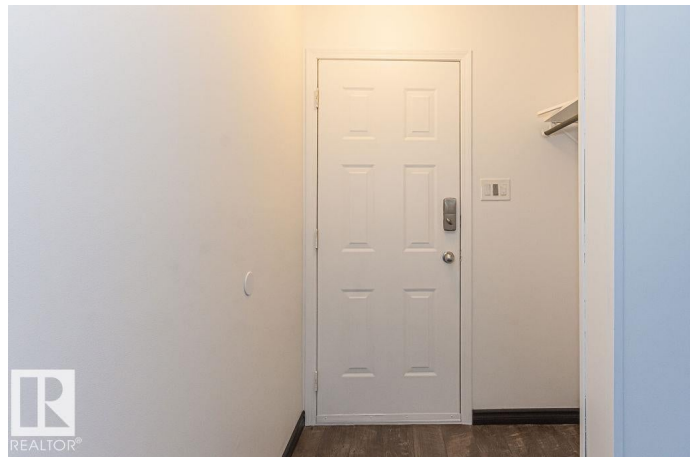
Glengarry, Edmonton, AB

Rare townhome with NO CONDO FEES! A fantastic opportunity for first-time buyers or investors. This bright and inviting 2-storey home has been freshly painted throughout and features new luxury vinyl plank flooring plus Central A/C. The spacious living room overlooks a peaceful green space, and the large eat-in kitchen offers bright white cabinetry with newer stainless steel appliances. Upstairs you'll find three comfortable bedrooms and a 3-piece bathroom. The finished basement includes a cozy recreation room plus a laundry/utility area. Located close to schools, sports complex, swimming pool, shopping, and public transit. Includes rare parking pad and storage shed. Move-in ready and easy to show!

Built in 1961

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4466066  |
| Price          | \$199,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,120     |
| Acres          | 0.00      |
| Year Built     | 1961      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13228 83 Street |
| Area        | Edmonton        |
| Subdivision | Glengarry       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5E 2W7         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Parking Pad Cement/Paved     |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Stories      | 3                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 02             |

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Listing information last updated on November 19th, 2025 at 1:32am MST