

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

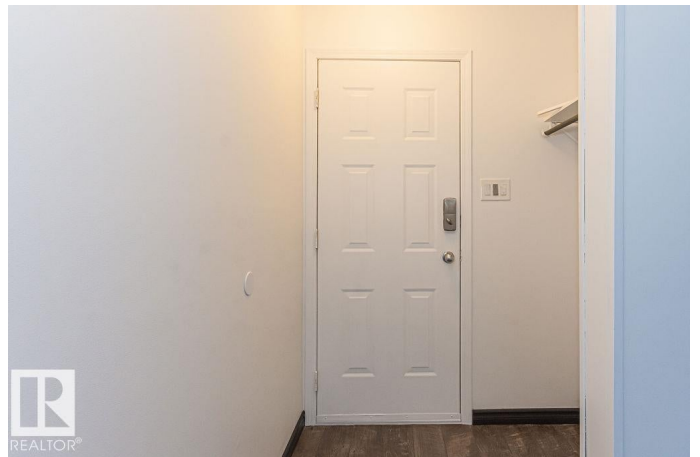
Glengarry, Edmonton, AB

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
Zoning	Zone 02

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Listing information last updated on November 18th, 2025 at 6:32pm MST