



## 10738 83 Avenue Edmonton AB

\$539,000

Nestled in the prime Garneau location! Perfectly situated for those seeking quick and convenient access to the University of Alberta Campus and hospital, this home allows you to walk or bike, not drive, to your destinations. Boasting a total of four spacious bedrooms and two full baths, this residence is brimming with character and offers all the space you desire. The adorable basement, complete with a second kitchen, bathroom and fourth bedroom. Enjoy the privacy of a fully fenced yard, and appreciate the convenience of being just two blocks from grocery stores and a mere block from transit, as well as having direct access to bike lanes. Additionally, the home features new sewer line and pex water lines, ensuring modern reliability and peace of mind. This home truly offers the best of both comfort and location!

Listing Presented By:



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