



## 12222 83 Street Edmonton AB

\$335,000

Welcome to this amazing property in the heart of North Edmonton! This charming residence boasts a spacious and versatile layout, ideal for families, investors or those seeking additional income options. With 3 bedrooms & a flex room upstairs and a basement featuring 2 additional bedrooms, this home offers both comfort and opportunity. The basement offers fantastic investment potential with a separate entrance and the kitchen ready for your personal touch--just add cupboards and appliances to create a functional and stylish space. Shared laundry facilities are conveniently located in the basement. Situated on a spacious lot with a double detached garage, this property is ripe with potential! Whether you envision building a new garage with a suite above, creating a vibrant garden oasis or expanding the existing layout, the possibilities are endless. Located in a friendly neighborhood with access to parks, schools, shopping and transit, this home combines convenience with a sense of community.

Listing Presented By:



Originally Listed by:  
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