



## 10623 83 Street Edmonton AB

\$539,800

Fantastic property in Forest Heights off of Rowland Road. LARGE LOT: 53' x 125' (615.78m<sup>2</sup>). Possible future redevelopment opportunity (RS, Small Scale Residential Zone) incl. stunning views of Downtown & the River Valley. House is perfect for first time buyers, multi-generation living or is an ideal property to add to your investment portfolio! The basement is fully finished w/ a third Bedroom, third Bath & SECOND KITCHEN (in-law suite) & SEPARATE SIDE ENTRANCE. Updates: Freshly Painted & Gas Stove, AIR CONDITIONING, HWT & FURNACE (new w/i 3 yrs) & Sewer Line is ABS. Lovely main Kitchen w/ ample countertops & maple cabinets. Spacious main floor includes the first Bedroom, Den, Dining Room & full Bath. Primary Suite features RENOVATED ENSUITE (w/ heated floor), vinyl flooring & Flex Room. East & West Yards. Fully fenced yard w/ Deck & Double Garage. Quiet neighbourhood w/ quick access to Downtown. Parks, Schools, Playgrounds & Shops nearby! Golf & the River Valley Trails outside your doorstep.

Listing Presented By:



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