

## \$439,900 - 10203 83 Street, Edmonton

MLS® #E4442186

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to Forest Heights! Nestled on a quiet, tree-lined street, this well-loved home features over 2,000 sqft of developed living space, a fully legal 2-bedroom basement suite, a single detached garage with a full driveway, and 3-year-old shingles. Surrounded by nature, you'll enjoy quick access to Forest Heights Park, the scenic River Valley trails, and Riverside Golf Course - perfect for outdoor enthusiasts! Families will appreciate the convenient location near top-rated schools, including Forest Heights Elementary, École Michaëlle-Jean, McNally High School, and St. Bride Catholic School - all within walking distance. Commuters will love the easy access to downtown, just a 5-minute drive away or reachable via multiple bus routes and nearby Wayne Gretzky Drive. You're also just minutes from Capilano Mall and the vibrant amenities along 106 Avenue. Whether you're looking for a family home, an income-generating property, or both, this is the one you've been waiting for. Don't miss out!

Built in 1954

### Essential Information

MLS® # E4442186

Price \$439,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	1,117
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10203 83 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3N7

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025  
Days on Market                3  
Zoning                              Zone 19

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Listing information last updated on June 16th, 2025 at 2:48pm MDT