

# \$389,900 - 7223 83 Avenue, Edmonton

MLS® #E4459436

**\$389,900**

4 Bedroom, 2.00 Bathroom, 1,006 sqft  
Single Family on 0.00 Acres

Kenilworth, Edmonton, AB

Opportunity in sought after Kenilworth with easy potential for legal suite. Welcome to this beautiful bungalow that perfectly combines comfort and functionality! The main floor boasts a stunning, bright, and inviting kitchen with a central island, seamlessly flowing into the generously sized living room—ideal for gatherings and everyday living. The main floor also offers a stylish bathroom with his & hers sinks and two comfortable bedrooms. The basement expands your living space with two additional bedrooms, a full bathroom, a kitchen area, and a spacious rec room, offering plenty of versatility for family, guests, or entertaining. Outside, enjoy a large yard with endless potential and a single detached garage for convenience. This home is a must-see—offering space, style, and comfort all in one!

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459436  |
| Price          | \$389,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,006     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7223 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Kenilworth     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6B 0G7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Detached |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 2                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                         |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Brick, Stucco                                                                                         |
| Foundation        | Concrete Perimeter                                                                                          |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Waverley School   |
| Middle     | Kenilworth School |
| High       | Mcnally School    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 18              |

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Listing information last updated on October 27th, 2025 at 1:47pm MDT