

## \$459,000 - 15020 83 Street, Edmonton

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MLS® #E4454153

**\$459,000**

5 Bedroom, 2.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Evansdale, Edmonton, AB

Welcome to Evansburg! This spacious bi-level offers over 2,000 sq. ft. of developed living space & the versatility of a legal basement suite (legalized in 2018). Perfect for investors or multi-generational families, the home features separate back entrance, two full kitchens (including a gas stove in the basement), & shared laundry for convenience. The upper level boasts 3 bedrooms, including a primary suite w private ensuite, while the lower level provides a bright, open basement w large windows, 2 additional bedrooms, & a full bathroom. Recent updates include new shingles, giving peace of mind for years to come. Outside, enjoy the powered triple garage, ideal for hobbies, or a spacious workshop, or each tenant can get their own garage. Located in a walkable part of Evansburg, youâ€™re close to everyday amenities, parks, & community spaces, making this home not just practical, but perfectly positioned for lifestyle. This home is more than just sqft, itâ€™s an opportunity.



Built in 1972

### Essential Information

MLS® #	E4454153
Price	\$459,000
Bedrooms	5

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	15020 83 Street
Area	Edmonton
Subdivision	Evansdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 5X2

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home
Parking Spaces	6
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

	Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 02

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