

# **\$649,900 - 9573 83 Street, Edmonton**

MLS® #E4451679

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,258 sqft  
Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Located in desirable Holyrood, this home sits on a quiet tree-lined corner lot. This beautifully landscaped property features an oversized double detached garage with gas heat, extra parking, fenced yard, deck with BBQ gas line, and a hot tub area. Inside, the main floor has undergone a \$70K renovation (2020/2021), and includes new flooring, a stunning kitchen with ample storage and stainless steel appliances, two gas fireplaces, and a dining room addition. Handy toe-kick vacuum adds convenience. The main floor offers 3 spacious bedrooms and a large 4-pc bath. The basement was renovated in 2015 and includes a grandfathered legal suite with rec space, second kitchen, 3-pc bath, bedroom, and a large utility room. Situated in an exceptional location – this property is steps to Strathearn Park, schools, playgrounds, Holyrood Community League, with quick access to downtown, the River Valley, Bonnie Doon Shopping Centre, and Capilano Mall. A perfect blend of updates, character, and location!

Built in 1954

## **Essential Information**

MLS® #	E4451679
Price	\$649,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,258
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### **Community Information**

Address	9573 83 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2Z9

### **Amenities**

Amenities	Off Street Parking, Deck
Parking Spaces	6
Parking	Double Garage Detached, Front Drive Access, Over Sized

### **Interior**

Appliances	Dryer, Garage Opener, Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Avonmore School
Middle	Holyrood School
High	Kenilworth School

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 18

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Listing information last updated on August 8th, 2025 at 1:02am MDT