



Edmonton
7315 83 ST NW

Avonmore LP: \$385,000
T6C 2Y5 SP: 

Listing ID # E4465114
Building Type Detached Single Family
Style Bungalow
Year Built 1955
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 815.80

Sold Date
Bedrooms Above 2
Bedrooms Total 3
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 75.79

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to Avonmore! This solid 1955 bungalow offers an incredible opportunity for investors, renovators, or anyone looking to create their dream home in one of Edmonton's most desirable mature neighbourhoods. Situated on a generous lot, this home features 2 bedrooms on the main floor plus an additional bedroom in the basement, offering great flexibility for future redevelopment. Inside, you'll find a classic layout ready for your personal vision — whether you're planning a modern refresh or a full transformation. The property includes a double detached garage and ample yard space, perfect for future landscaping or gardening. Some maintenance is needed, making this the ideal project for those looking to add value. A rare find in a sought-after neighbourhood — with impressive potential. Bring your vision and seize this opportunity in Avonmore!

Directions

Room	Size	M	Room	Size	B	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	5.34 x 3.38	M	Bedroom 3	3.29 x 2.94	B	1	4	M	No	Main		
Dining Room	2.49 x 2.44	M	Bedroom 4			2	3	B	No	Upper		
Kitchen	3.67 x 3.55	M				3				Above Grd		
Family Room	7.37 x 3.28	B				4				Lower	70.98	764.03
Den	2.96 x 2.04	B				5				Below Grd		
Bonus Room						6				Tot Flr AG	75.79	815.80
Primary Bedrm	4.00 x 3.38	M				7				# Finished	2	
Bedroom 2	3.84 x 2.59	M										

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Vinyl
Flooring Hardwood, Linoleum
Features On Street Parking, Detectors Smoke

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent No
2nd Suite No **Permit By Seller**
Garage Suite No **Permit**
Garden Suite No **Permit**
Lot Shape Rectangular **Front Exposure** West
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$3,644.99 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer

Warranty

Fireplace Yes
FP Fuel Wood
FP Type Brick Facing
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Back Lane, Fenced, Playground Nearby, Public Transportation, Shopping Nearby, Subdividable Lot

Parking Double Garage Detached

Road Access Paved

Park Encl/Tot 4 / **Garage Dim** 7.13 x 6.49

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	