

## \$629,900 - 9573 83 Street, Edmonton

MLS® #E4451679

**\$629,900**

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 \$629,900



|                |                        |
|----------------|------------------------|
| 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          | 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 |
|----------|-------------|

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| 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 | 23               |
| Zoning         | Zone 18          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 6:32am MDT