

## \$849,900 - 9537 83 Street, Edmonton

MLS® #E4450230

**\$849,900**

5 Bedroom, 3.50 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Nestled on a quiet street in the heart of Holyrood, this beautifully updated 1.5 storey home offers over 2800 sq ft of refined living space - perfect for families and professionals alike. The spacious layout features five bedrooms and three and a half bathrooms, including a luxurious primary suite with heated floors, a spa-inspired ensuite, and custom California Closets for optimal organization. The modern kitchen is equipped with an induction range, Samsung smart fridge, and Bosch dishwasher - ideal for both everyday living and entertaining. Additional upgrades include a new furnace, hot water tank, central A/C, and fully updated plumbing and electrical systems for peace of mind and energy efficiency. Outside, enjoy exceptional curb appeal with Hardie Board siding, fresh landscaping, and new concrete work. The private backyard is a true retreat with a hot tub, new fence, and low-maintenance design. Located in one of Edmonton's most desirable neighbourhoods, close to schools, parks, and the river valley!

Built in 1954

### Essential Information

MLS® # E4450230

Price \$849,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,839
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	9537 83 Street
Area	Edmonton
Subdivision	Holyrood
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2Z9

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Hot Tub
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping

	Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Holyrood School
Middle	Vimy Ridge Academy
High	McNally High School

### Additional Information

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 18

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