# \$135,000 - 306 11325 83 Street, Edmonton

MLS® #E4440601

#### \$135,000

1 Bedroom, 2.00 Bathroom, 820 sqft Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This spacious third floor east facing unit comes with one-bedroom plus (large) den, two full baths and one energized parking stall. Open concept design. Huge master bedroom with a pass through cloth closet and a full four piece bath. A decent size den which can be easily converted into a second bedroom. Quiet east facing patio. L shaped kitchen with abundance of storage cabinets with an island. In suite laundry with storage room. Plenty of visitor parking stalls to accommodate your quests. This complex is conveniently located. Walking distance to grocery store, restaurants, coffee shops, LRT, Commonwealth Stadium and much more. Condo fees which include heat, water and parking stall. Â This is affordable living for a first-time buyer or could be a great addition to a rental portfolio. Act quickly!

Built in 2004

### **Essential Information**

MLS® # E4440601

Price \$135,000

Bedrooms 1

Bathrooms 2.00

Full Baths 2

Square Footage 820

Acres 0.00







Year Built 2004

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 306 11325 83 Street

Area Edmonton

Subdivision Parkdale (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5B 4W5

#### **Amenities**

Amenities On Street Parking, No Animal Home, No Smoking Home,

Parking-Visitor, Patio

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric

Heating Baseboard, Hot Water, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 12

Zoning Zone 05

Condo Fee \$503

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