

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

MLS® #E4440601

### \$135,000

1 Bedroom, 2.00 Bathroom, 820 sqft

Condo / Townhouse on 0.00 Acres

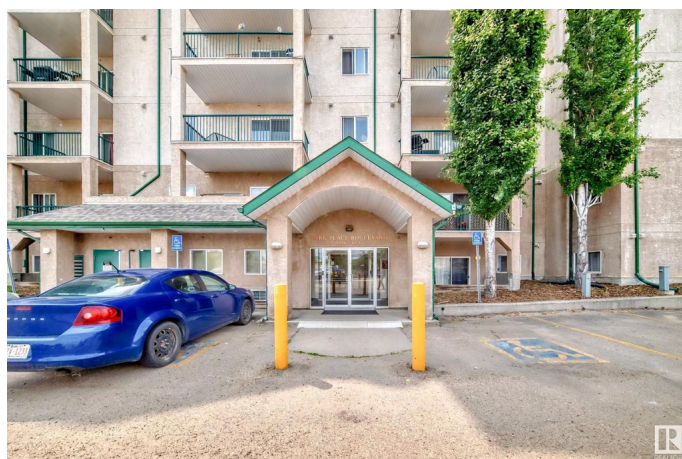
Parkdale (Edmonton), Edmonton, AB

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. A 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. 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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Listing information last updated on June 17th, 2025 at 2:32am MDT