

## \$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
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Days on Market	15
Zoning	Zone 05
Condo Fee	\$503

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Listing information last updated on June 20th, 2025 at 3:17am MDT