

## \$159,900 - 306 11325 83 Street, Edmonton

MLS® #E4419318

**\$159,900**

1 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Attention first time buyers and investors!  
Welcome to this 813 SQ FT, 1 BED + 1 DEN + 2 BATH condo, 3rd floor, conveniently located WITHIN WALKING DISTANCE to Stadium LRT STATION, Save ON Foods, and many amenities and restaurants! This lovely unit consists of a good sized kitchen with center island, the dining room offers plenty of room to host friends and family for dinner, and the large living room offers access to the open OFFICE/ DEN. A spacious master suite with walk in closet and a 4pc ENSUITE bath. IN-SUITE LAUNDRY and storage room and OVER SIZED BALCONY, plus a surface parking stall. Why rent when you can own!

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4419318          |
| Price          | \$159,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 814               |
| 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 | See Remarks |
| Parking   | Stall       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 82                 |
| Zoning         | Zone 05            |
| Condo Fee      | \$503              |

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Listing information last updated on April 19th, 2025 at 7:02am MDT