

## **\$325,000 - 10 9856 83 Avenue, Edmonton**

MLS® #E4423076

**\$325,000**

1 Bedroom, 2.50 Bathroom, 1,318 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

LOCATION, LOCATION! The possibilities are ENDLESS to transform this unique, CORNER UNIT, 3 storey LOFT STYLE Townhouse with CENTRAL A/C to whatever suits your needs. Superior STC 66 Decoupled Soundproofing Wall System. OUTSIDE entry to main floor with DIRECT access to your secure UNDERGROUND parking space (with locked storage) kitchen with GRANITE countertops, SS appliances, a 2 piece bath with laundry, dining / living space. 2nd level has a 3 piece bath, cozy gas fireplace, and the space can be used as a 2nd BEDROOM, an office/den, FAMILY ROOM or a combination of.. also a balcony. 3rd level LOFT Primary Bedroom with wall to wall mirrored closet, 4 piece ensuite bath and a large balcony to enjoy those evening sunsets. BBQ gas line on main Close to Mill Creek Ravine, Whyte Ave, U of A, Downtown, restaurants, shopping, public transportation, Kinsmen, trails and so much more! Neutral paint, newer laminate flooring, tile in bathrooms and carpet only on stairs. Some pictures virtually staged.

Built in 2005

### **Essential Information**

MLS® # E4423076

Price \$325,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,318             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 9856 83 Avenue |
| Area        | Edmonton          |
| Subdivision | Strathcona        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6E 0B5           |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Glass Door, Heatilator/Fan   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, See Remarks  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$550               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 4:32pm MDT