

# \$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 72  
Zoning Zone 05  
Condo Fee \$503

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