

# **\$149,900 - 306 11325 83 Street, Edmonton**

MLS® #E4419318

**\$149,900**

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	\$149,900
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	96
Zoning	Zone 05
Condo Fee	\$503

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