

# **\$152,900 - 135 11325 83 Street, Edmonton**

MLS® #E4426144

**\$152,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Large 2 BEDROOM & 2 BATH condo in family friendly Parkdale! You will be loving life living so close you'll have walking distance to Save on Foods, retail plaza & LRT. This spacious unit has east facing morning sunshine and as you enter you are greeted by the functional kitchen with tons of cupboard, counter space, large island and contemporary black stove & fridge - Perfect for preparing your favorite meals. The open living space leads to your massive private at grade patio perfect for a 4 legged friend. Retreat into your generous sized primary bedroom, huge walkthrough closet that leads to your 4 pc ensuite. The extra bdrm, 4 pc bath & in-suite laundry/storage complete this fabulous condo. Plus an above ground assigned parking stall and ample visitor parking. Vendor has done several recent upgrades. Close to countless amenities, walking trails, minutes away from Commonwealth Rec Centre, Kingsway Mall and the downtown core. This is perfect for a first-time buyer, investor or anyone looking to downsize!!

Built in 2004

## **Essential Information**

MLS® # E4426144

Price \$152,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |                                    |                                |               |         |
|-------------------|------------------------------------|--------------------------------|---------------|---------|
| Interior Features | ensuite bathroom                   |                                |               |         |
| Appliances        | Dishwasher-Built-In, Washer/Dryer, | Oven-Microwave, Stove-Electric | Refrigerator, | Stacked |
| Heating           | Baseboard, Natural Gas             |                                |               |         |
| # of Stories      | 5                                  |                                |               |         |
| Stories           | 1                                  |                                |               |         |
| Has Basement      | Yes                                |                                |               |         |
| Basement          | None, No Basement                  |                                |               |         |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 33               |
| Zoning         | Zone 05          |
| Condo Fee      | \$520            |

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 9:17am MDT