

## \$169,900 - 223 11325 83 Street, Edmonton

MLS® #E4445295

**\$169,900**

2 Bedroom, 2.00 Bathroom, 729 sqft

Condo / Townhouse on 0.00 Acres

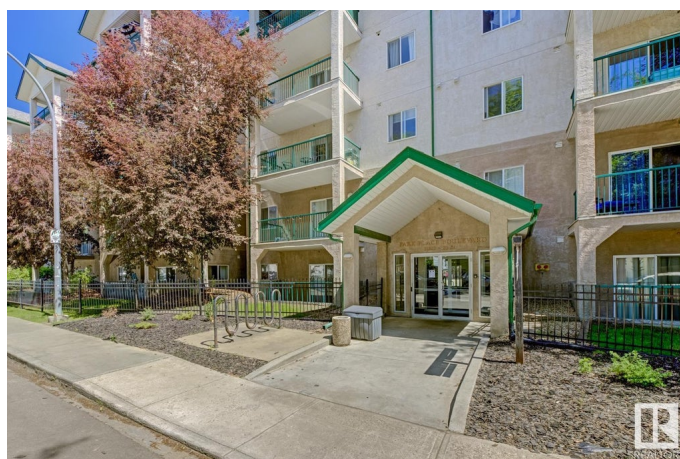
Parkdale (Edmonton), Edmonton, AB

STEPS FROM THE LRT Station! Don't miss your chance to own this 2nd FLOOR, 2 bed, 2 bath condo in Park Place Boulevard. This unit boasts: corner kitchen with breakfast bar, dining area and spacious living room which opens onto a generous and covered west-facing balcony. Primary bedroom has walk-through closet and 4pc ensuite and the 2nd bedroom is separated by the living room with adjacent 4 pc bath. Other features are: in-suite laundry, elevator and visitor parking. All utilities are included in condo fees except power. Quick access to Downtown, Rogers Place, Grant MacEwan and U of A. MOVE IN READY WITH QUICK POSSESSION!

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4445295          |
| Price          | \$169,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 729               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 223 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Deck, Intercom, Parking-Extra, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                             |
| Parking        | Stall                                                         |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                  |
| Stories           | 1                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Flat Site, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Stucco                                               |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 1              |
| Zoning         | Zone 05        |
| Condo Fee      | \$444          |

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Listing information last updated on July 3rd, 2025 at 12:03pm MDT