

## \$158,900 - 531 11325 83 Street, Edmonton

MLS® #E4442902

**\$158,900**

1 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Top-floor gem in the heart of Parkdale! This spacious 1-bdrm + open den (easily used as a 2nd bedroom) features 2 full baths, in-suite laundry, and an energized parking stall. Freshly painted and boasting brand-new carpets, the unit offers an open-concept layout and an L-shaped kitchen featuring brand-new quartz countertops, newer stove, hood fan, and microwave. Both bathrooms have been upgraded with new quartz countertops. The oversized primary bedroom includes a walk-through closet and private 4-piece ensuite. The open den provides flexible space for a home office, guest room, or extra living area. Enjoy a quiet, southwest-facing covered patio, perfect for relaxing. The well-maintained, secure building offers ample visitor parking and is walking distance to groceries, restaurants, coffee shops, LRT, Commonwealth Stadium, and more. Condo fees include heat, water, and parking. Ideal for first-time buyers or investors. Donâ€™t miss this affordable and move-in-ready opportunity. Act quickly!

Built in 2004

### Essential Information

MLS® # E4442902

Price \$158,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 830                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 531 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking   | Stall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 05         |
| Condo Fee      | \$503           |

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Listing information last updated on July 16th, 2025 at 10:47pm MDT