

## \$169,000 - 126 11325 83 Street, Edmonton

MLS® #E4421927

**\$169,000**

2 Bedroom, 2.00 Bathroom, 888 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This spacious 2-bedroom, 2-bathroom apartment is conveniently situated just steps away from the LRT, Stadium, Commonwealth Recreation Centre and other essential amenities making it an ideal location for people who transit often. This unit has an open-concept living area and large spacious bedrooms with plenty of storage. The main bedroom is an ensuite with a walk in closet, a big window with lots of natural light. This ground level unit has a patio that faces north making this an ideal unit for someone who prefers a cooler environment. This unit has in-suite laundry with a brand new washer & dryer and is move-in ready, it has the option to come fully furnished! With 2 bed sets, a dining set and a living room set that includes the TV and an electric reclining sofa, this unit could also be used as-is as an investment rental.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421927  |
| Price          | \$169,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 888       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 126 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, No Animal Home, No Smoking Home |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 74                  |
| Zoning         | Zone 05             |
| Condo Fee      | \$511               |

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 May 3rd, 2025 at 9:02am MDT