

## \$139,900 - 334 11325 83 Street, Edmonton

MLS® #E4432906

**\$139,900**

2 Bedroom, 2.00 Bathroom, 734 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Elevate your lifestyle in the vibrant central Edmonton, surrounded by restaurants, shopping & entertainment. Step outside your front door and be within walking distance to Commonwealth Stadium, Borden Park, LRT station & all your day to day essentials. This third floor unit is sure to please, located in Park Place Boulevard. The gorgeous 2 bedroom, 2 bathroom condo features an open concept floor plan with covered east facing balcony. Step inside to your spacious kitchen, including a central island eating bar & ample cabinetry. Flowing perfectly into your living and dining room this space is great for entertaining family and friends. Additionally this unit includes in-suite laundry & one energized surface parking stall. Enjoy all that the professionally managed building and additional visitor parking for your guests.

Built in 2004

### Essential Information

MLS® #	E4432906
Price	\$139,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	734
Acres	0.00



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

### Community Information

Address	334 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Plug-Ins, Smart/Program. Thermostat, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 05
Condo Fee	\$444

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