

## **\$159,000 - 315 11325 83 Street, Edmonton**

MLS® #E4446523

**\$159,000**

2 Bedroom, 2.00 Bathroom, 733 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

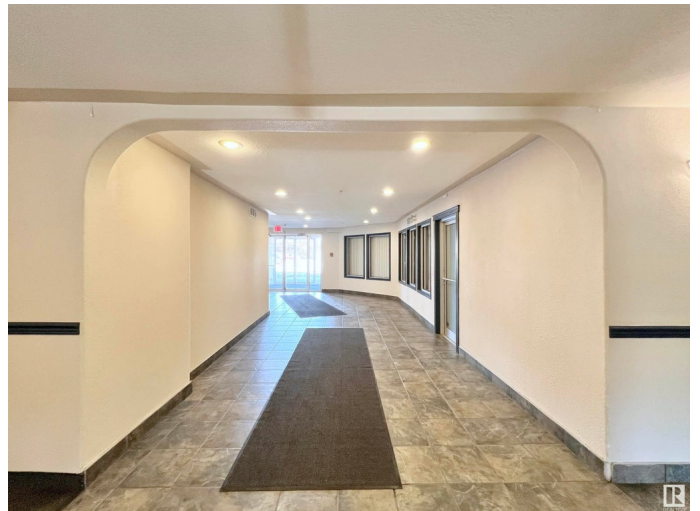
2 bdrms+2 full baths+2 Parking Stalls+ In-suite Laundry condo represents exceptional value in a prime location just moments from LRT transit, shopping centers, and essential services. The well-managed building features an engaged board of owners committed to preserving and enhancing property values through thoughtful improvements and responsible fiscal management. Residents enjoy reasonable condo fees that include responsive maintenance services and prompt attention to any concerns. The unit itself boasts an intelligent floorplan designed featuring two generously sized bedrooms (including a primary with ensuite bathroom), two full bathrooms, and abundant natural light streaming through well-placed windows. The efficient layout maximizes both living space and functionality, while recent building upgrades ensure worry-free ownership. Whether you're a first-time buyer, investor, or downsizer, this unit offers the perfect combination of convenience, comfort, and long-term value.

Built in 2004

### **Essential Information**

MLS® # E4446523

Price \$159,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 733                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 315 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Patio, Security Door |
| Parking Spaces | 2                                               |
| Parking        | 2 Outdoor Stalls                                |

### Interior

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

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                       |
| Exterior Features | Back Lane, Public Transportation, Schools, Shopping Nearby, View City, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 05        |
| Condo Fee      | \$444          |

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Listing information last updated on August 12th, 2025 at 6:47pm MDT