

# **\$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

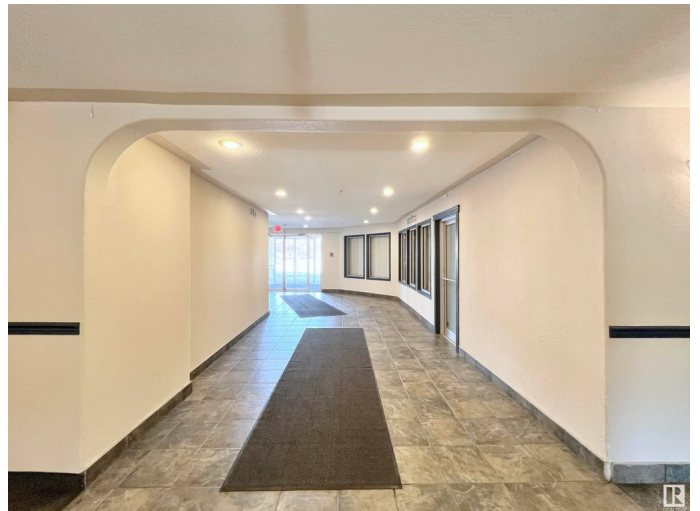
2 bdrms+2 full baths+2 Parking Stalls+ In-suite Laundry condo represents exceptional value in a prime location just moments from LRT transit, shopping centers, and essential services. The well-managed building features an engaged board of owners committed to preserving and enhancing property values through 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	21
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 July 29th, 2025 at 2:02am MDT