

# \$139,900 - 327 11325 83 Street, Edmonton

MLS® #E4417581

**\$139,900**

1 Bedroom, 1.00 Bathroom, 585 sqft  
Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Luxuriate in the refined elegance of this fully renovated 1-bedroom condo! Positioned on the illustrious 3rd floor, relish a private balcony offering close proximity to Commonwealth Stadium, ideal for al fresco evenings and live music events. Revel in the sophisticated updates including pristine paint, premium flooring, energy-efficient LED lighting, and state-of-the-art appliances. Embrace the convenience of in-suite laundry and exceptionally low condo fees at \$351.95. Perfect for discerning first-time buyers or astute investors, the property is conveniently located near the LRT, public transportation, top-notch amenities, and retail outlets. Secure this exceptional opportunity for chic, cost-effective urban living without delay!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4417581  |
| Price          | \$139,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 585       |
| Acres          | 0.00      |
| Year Built     | 2004      |



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

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 327 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, No Animal Home, Parking-Visitor, Television Connection |
| Parking Spaces | 1   |
| Parking        | Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 5  |
| Stories      | 5  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Back Lane, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 85                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 05 |
| Condo Fee | \$352   |

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 April 4th, 2025 at 10:02pm MDT