

## \$149,900 - 306 11325 83 Street, Edmonton

MLS® #E4419318

**\$149,900**

1 Bedroom, 2.00 Bathroom, 814 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Attention first time buyers and investors!  
Welcome to this 813 SQ FT, 1 BED + 1 DEN + 2 BATH condo, 3rd floor, conveniently located WITHIN WALKING DISTANCE to Stadium LRT STATION, Save ON Foods, and many amenities and restaurants! This lovely unit consists of a good sized kitchen with center island, the dining room offers plenty of room to host friends and family for dinner, and the large living room offers access to the open OFFICE/ DEN. A spacious master suite with walk in closet and a 4pc ENSUITE bath. IN-SUITE LAUNDRY and storage room and OVER SIZED BALCONY, plus a surface parking stall. Why rent when you can own!

Built in 2004

### Essential Information

MLS® #	E4419318
Price	\$149,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	306 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	See Remarks
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	January 27th, 2025
Days on Market	97
Zoning	Zone 05
Condo Fee	\$503

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