

## \$169,900 - 223 11325 83 Street, Edmonton

MLS® #E4445295

**\$169,900**

2 Bedroom, 2.00 Bathroom, 729 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

STEPS FROM THE LRT Station! Don't miss your chance to own this 2nd FLOOR, 2 bed, 2 bath condo in Park Place Boulevard. This unit boasts: corner kitchen with breakfast bar, dining area and spacious living room which opens onto a generous and covered west-facing balcony. Primary bedroom has walk-through closet and 4pc ensuite and the 2nd bedroom is separated by the living room with adjacent 4 pc bath. Other features are: in-suite laundry, elevator and visitor parking. All utilities are included in condo fees except power. Quick access to Downtown, Rogers Place, Grant MacEwan and U of A. MOVE IN READY WITH QUICK POSSESSION!

Built in 2004

### Essential Information

MLS® #	E4445295
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	729
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	223 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	Deck, Intercom, Parking-Extra, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

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

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	12
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 14th, 2025 at 7:32am MDT