

## \$139,900 - 334 11325 83 Street, Edmonton

MLS® #E4432906

**\$139,900**

2 Bedroom, 2.00 Bathroom, 734 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Elevate your lifestyle in the vibrant central Edmonton, surrounded by restaurants, shopping & entertainment. Step outside your front door and be within walking distance to Commonwealth Stadium, Borden Park, LRT station & all your day to day essentials. This third floor unit is sure to please, located in Park Place Boulevard. The gorgeous 2 bedroom, 2 bathroom condo features an open concept floor plan with covered east facing balcony. Step inside to your spacious kitchen, including a central island eating bar & ample cabinetry. Flowing perfectly into your living and dining room this space is great for entertaining family and friends. Additionally this unit includes in-suite laundry & one energized surface parking stall. Enjoy all that the professionally managed building and additional visitor parking for your guests.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432906  |
| Price          | \$139,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 734       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 334 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|           |                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Plug-Ins, Smart/Program. Thermostat, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Television Connection |
| Parking   | Stall                                                                                                                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 05          |
| Condo Fee      | \$444            |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT