

## **\$131,000 - 231 11325 83 Street, Edmonton**

---

MLS® #E4459955

### **\$131,000**

1 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Park Place Boulevard very clean one bedroom plus den/office on the second floor in a private location in the neighborhood of Parkdale This open style condo is over 800 square feet which makes all the rooms very spacious. This condo is extremely well cared for property with a beautiful kitchen with newer white appliances over looking the living room and dining room. There is a nice den/office space and the master bed is large with a walk thru closet to a full 4 piece ensuite. There is in suite laundry and another 4 piece bath. There is sliding doors to a private covered south facing patio and you can see your 2 tandem parking spots.. Park Place Boulevard is centrally located, walking distance to LRT, groceries, restaurants, coffee shops, Commonwealth Stadium and much more. The building is very well kept and common areas are in good condition. Priced very well for the area.

Built in 2004

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4459955  |
| Price          | \$131,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 807       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 231 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                               |
| # of Stories      | 4                                                    |
| Stories           | 1                                                    |
| Has Basement      | Yes                                                  |
| Basement          | None, No Basement                                    |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior          | Wood, Vinyl                  |
| Exterior Features | Landscaped, Public Transport |
| Roof              | Asphalt Shingles             |
| Construction      | Wood, Vinyl                  |
| Foundation        | Concrete Perimeter           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 29th, 2025 |
|-------------|----------------------|



|                |         |
|----------------|---------|
| Days on Market | 28      |
| Zoning         | Zone 05 |
| Condo Fee      | \$511   |

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 October 27th, 2025 at 11:17am MDT