

# **\$158,900 - 531 11325 83 Street, Edmonton**

MLS® #E4442902

**\$158,900**

1 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Top-floor gem in the heart of Parkdale! This spacious 1-bdrm + open den (easily used as a 2nd bedroom) features 2 full baths, in-suite laundry, and an energized parking stall. Freshly painted and boasting brand-new carpets, the unit offers an open-concept layout and an L-shaped kitchen featuring brand-new quartz countertops, newer stove, hood fan, and microwave. Both bathrooms have been upgraded with new quartz countertops. The oversized primary bedroom includes a walk-through closet and private 4-piece ensuite. The open den provides flexible space for a home office, guest room, or extra living area. Enjoy a quiet, southwest-facing covered patio, perfect for relaxing. The well-maintained, secure building offers ample visitor parking and is walking distance to groceries, restaurants, coffee shops, LRT, Commonwealth Stadium, and more. Condo fees include heat, water, and parking. Ideal for first-time buyers or investors. Donâ€™t miss this affordable and move-in-ready opportunity. Act quickly!

Built in 2004

## **Essential Information**

MLS® # E4442902

Price \$158,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	830
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	531 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Patio
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	64
Zoning	Zone 05
Condo Fee	\$503

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 August 20th, 2025 at 11:47pm MDT