

## \$299,900 - 204 10006 83 Avenue, Edmonton

MLS® #E4456543

**\$299,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Near Whyte Avenue, the University of Alberta, and Edmonton's River Valley, Arbor 83 offers an ideal lifestyle with easy access to transportation, shops, dining, and more. This building has amenities like a lush "living" wall, a cozy fireplace lounge, bicycle storage, and a communal rooftop patio that offers breathtaking views of the Downtown Skyline. The contemporary 2-bedroom, 2-bathroom condo is designed with sophistication, featuring an airy layout with an upgraded kitchen boasting high-end cabinets. The Primary Bedroom includes a private 3-piece ensuite, while the second bedroom has convenient access to a 4-piece bathroom. Added benefits include air conditioning, in-suite laundry, UNDERGROUND TITLED HEATED PARKING, additional nearby storage, and a spacious balcony. Condo fees cover heating, insurance, reserve fund contributions and water; pets are allowed with board approval. Don't miss out!

Built in 2017

### Essential Information

MLS® #	E4456543
Price	\$299,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	849
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 10006 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2C2

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows, See Remarks
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	\$562

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 September 8th, 2025 at 10:03am MDT