

\$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 | 20 |
| 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 22nd, 2025 at 6:17am MDT