

## \$132,000 - 201 11325 83 Street, Edmonton

MLS® #E4439558

**\$132,000**

1 Bedroom, 1.00 Bathroom, 585 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

This well-maintained one-bedroom condo is tucked away in a private second-floor location in the heart of Parkdale. The open-concept layout offers a spacious living and dining area, with a functional kitchen featuring white appliances, and newer stainless steel dishwasher. Enjoy the convenience of in-suite laundry and a full 4-piece bath. Step outside to a covered east-facing balcony with a view of your parking stall. The building is clean, secure, and well-managed, with tidy common areas. Located just minutes from the LRT, groceries, restaurants, caf  s, Commonwealth Stadium, and more  this is a perfect spot for first-time buyers, investors, or those seeking a low-maintenance lifestyle in a central location. Welcome to Park Place Boulevard!

Built in 2004

### Essential Information

MLS® #	E4439558
Price	\$132,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	585
Acres	0.00
Year Built	2004



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	201 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	Closet Organizers, Intercom, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 30th, 2025
Days on Market	70

Zoning	Zone 05
Condo Fee	\$350

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