

## \$155,000 - 531 11325 83 Street, Edmonton

MLS® #E4463456

**\$155,000**

1 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

TOP-FLOOR GEM IN PARKDALE! Stylish and move-in ready, this spacious 1-BEDROOM + OPEN DEN condo (easily converted to a 2nd bedroom) offers 2 full baths, IN-SUITE LAUNDRY, and energized parking. The bright open layout showcases a modern L-shaped kitchen with NEW QUARTZ COUNTERTOPS, new carpet, and newer appliances. Both bathrooms feature upgraded quartz counters for a sleek touch. The large primary suite includes a walk-through closet and private ensuite, while the open den provides flexibility for a home office or guest space. Enjoy the quiet, SOUTHWEST-FACING BALCONY perfect for relaxing. This secure, well-managed building offers an elevator and ample visitor parking. STEPS FROM THE LRT, groceries, restaurants, coffee shops, and Commonwealth Stadium with easy access to Downtown, Rogers Place, and U of A. Low condo fees. Exceptional location, modern upgrades, and unbeatable value!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463456  |
| Price     | \$155,000 |
| Bedrooms  | 1         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 812                    |
| 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      | On Street Parking, Closet Organizers, Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                      |
| Parking        | Stall                                                                                                                                                                  |

### Interior

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

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 05            |
| Condo Fee      | \$503              |

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Listing information last updated on October 27th, 2025 at 12:47pm MDT