

\$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	16
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 18th, 2025 at 12:32am MDT