

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

MLS® #E4439558

### \$132,000

1 Bedroom, 1.00 Bathroom, 585 sqft  
Condo / Townhouse on 0.00 Acres

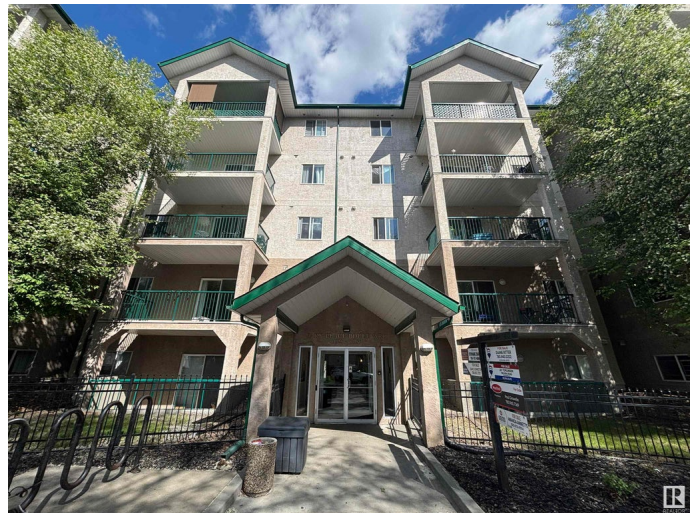
Parkdale (Edmonton), Edmonton, AB

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 | 83             |

|           |         |
|-----------|---------|
| Zoning    | Zone 05 |
| Condo Fee | \$350   |

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Listing information last updated on August 21st, 2025 at 5:02pm MDT