

## **\$134,900 - 231 11325 83 Street, Edmonton**

---

MLS® #E4442662

**\$134,900**

1 Bedroom, 2.00 Bathroom, 807 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Park Place Boulevard very clean one bedroom plus den/office on the second floor in a private location in the neighborhood of Parkdale This open style condo is over 800 square feet which makes all the rooms very spacious. This condo is extremely well cared for property with a beautiful kitchen with newer white appliances over looking the living room and dining room. There is a nice den/office space and the master bed is large with a walk thru closet to a full 4 piece ensuite. There is in suite laundry and another 4 piece bath. There is sliding doors to a private covered south facing patio and you can see your 2 tandem parking spots.. Park Place Boulevard is centrally located, walking distance to LRT, groceries, restaurants, coffee shops, Commonwealth Stadium and much more. The building is very well kept and common areas are in good condition. Priced very well for the area.

Built in 2004

### **Essential Information**

MLS® #	E4442662
Price	\$134,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	807



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	231 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

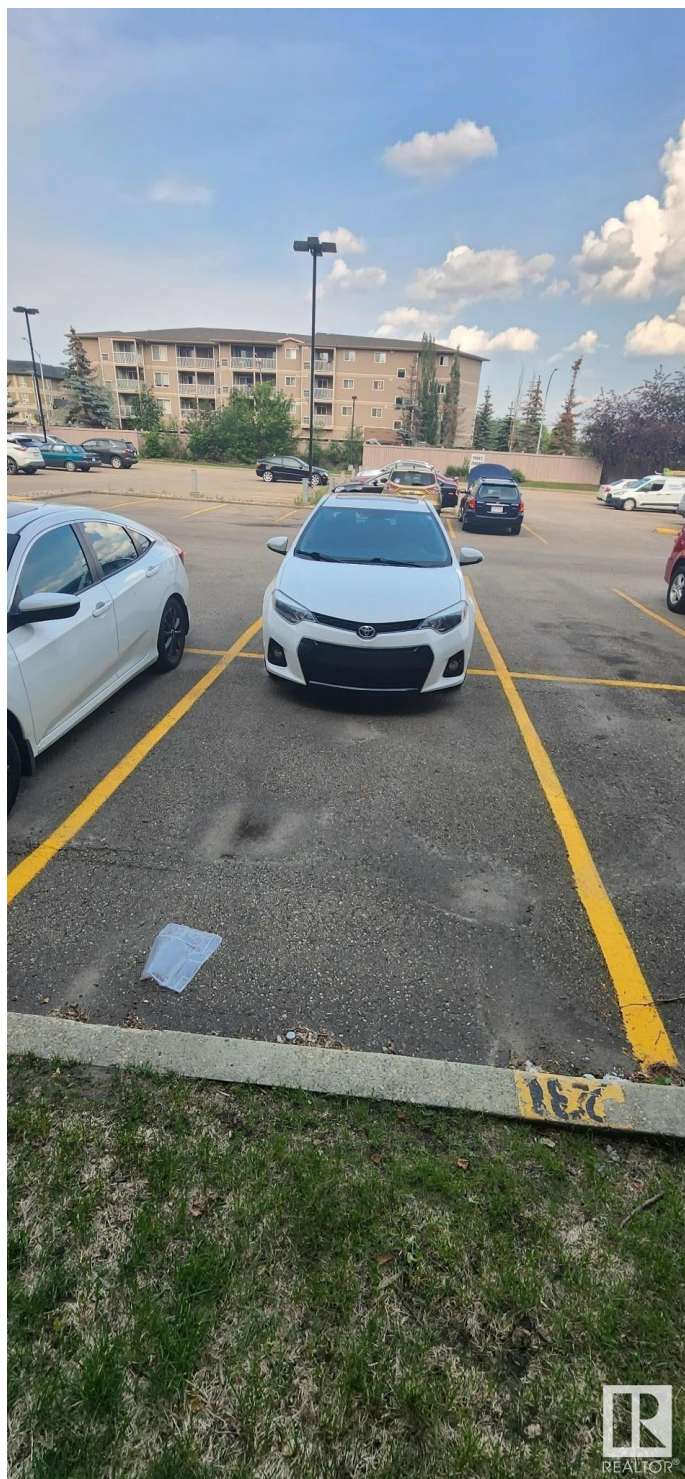
Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transport
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
-------------	-----------------



Days on Market	2
Zoning	Zone 05
Condo Fee	\$511

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 June 18th, 2025 at 9:47am MDT