

## **\$129,900 - 436 11325 83 Street, Edmonton**

MLS® #E4456333

**\$129,900**

1 Bedroom, 1.00 Bathroom, 575 sqft  
Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Step into this beautifully refreshed 4TH-FLOOR property that perfectly blends comfort and style. With FRESH PAINT, BRAND NEW CARPET, and NEW VINYL PLANK flooring, this home feels bright, welcoming, and MOVE-IN READY! The open-concept layout creates a spacious flow, featuring a kitchen with classic oak cabinets and plenty of storage. The living area is filled with natural light, making it a warm and inviting space to relax or entertain. The generously sized bedroom and full bathroom offer both functionality and comfort, while the IN-SUITE LAUNDRY adds everyday convenience. This condo also comes with ONE PARKING STALL and enjoys the benefit of LOW CONDO FEES. Ideally located close to all major amenities, public transit, Commonwealth Stadium, and downtown access, this home offers both luxury and lifestyle. Whether you're a first-time buyer, downsizing, or looking for an investment, this condo is the perfect choice—bright, cozy, and stylishly updated. Welcome Home!

Built in 2004

### **Essential Information**

MLS® # E4456333

Price \$129,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 575                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 436 11325 83 Street |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4W5             |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door |
| Parking   | Stall                                                                                     |

### Interior

|              |                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                             |
| # of Stories | 5                                                                                                                  |
| Stories      | 1                                                                                                                  |
| Has Basement | Yes                                                                                                                |
| Basement     | None, No Basement                                                                                                  |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                     |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 05             |
| Condo Fee      | \$352               |

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 October 20th, 2025 at 11:17pm MDT