

\$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	13
Zoning	Zone 05
Condo Fee	\$503

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