

## \$145,000 - 423 11325 83 Street, Edmonton

MLS® #E4435833

**\$145,000**

2 Bedroom, 2.00 Bathroom, 730 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Discover the perfect blend of urban living and affordability with this charming 2-bedroom, 2-full-bath condo located on the 4th floor of the sought-after Park Place Boulevard in Central Edmonton. Ideal location for access on LRT, Grocery, Schools and Commonwealth Stadium. When you walk in, you will notice a well kept condo! It has a open floor plan with a bright kitchen, cozy dining area and large patio doors leading onto the large balcony. The primary bedroom is complete with a walk through closet leading to a 4-pc ensuite. The 2nd bedroom is perfectly placed on the opposite side with a full bath! Freshly painted neutral tones makes a perfect atmosphere that suits any style. This condo offers an excellent opportunity to live in a vibrant community! Embrace the city life while enjoying the comforts of home in a location that truly has it all.

Built in 2004

### Essential Information

MLS® #	E4435833
Price	\$145,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	730



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

### Community Information

Address	423 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 10th, 2025
Days on Market	8
Zoning	Zone 05
Condo Fee	\$444

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