

\$239,000 - 503 11007 83 Avenue, Edmonton

MLS® #E4440869

\$239,000

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to Varscona Tower, a well-maintained high-rise condo situated in a prime location in the heart of Garneau. This 13-storey concrete building is just two blocks from the U of A Hospital and within walking distance to the University of Alberta campus. Located on the 5th floor, this spacious 2-bedroom unit offers over 1,000 sqft of living space with two generously sized bedrooms and a 4-piece bathroom. The open-concept layout features a bright living room with two large windows, as well as an updated kitchen and dining area. Laminate flooring runs throughout the living room and bedrooms. A private balcony provides an open view and additional outdoor space. The kitchen has been updated in recent years with a new microwave, stove, and dishwasher, along with refreshed backsplash tile, countertops, and cabinetry. Condo fees include all utilities: electricity, heat, water, and sewer. Close to Whyte Avenue, restaurants, cafes, public transit, and the river valley walking trails.

Built in 1967

Essential Information

MLS® # E4440869

Price \$239,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,092 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 503 11007 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0T9 |

Amenities

| | |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating | Baseboard, Natural Gas |
| # of Stories | 13 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Tar & Gravel |
| Construction | Concrete |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 12 |
| Zoning | Zone 15 |
| Condo Fee | \$726 |

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 1:47am MDT