# \$209,000 - 32 10525 83 Avenue, Edmonton

MLS® #E4442449

## \$209,000

2 Bedroom, 1.00 Bathroom, 971 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to this top floor 2-bedroom corner unit in the heart of Old Strathcona/University area that is just a few steps from Whyte Avenue. The open concept floor plan boasts over 970 square feet of living space with hardwood floors and porcelain tile throughout. There is an impressive gourmet kitchen which features custom cabinetry, black energy efficient appliances, granite countertops and a large central island. A spacious open living room and dining room lead out to the balcony. Down the hall you find 2 generous sized bedrooms, an updated four-piece bathroom and in-suite laundry complete this amazing unit. Additional amenities include assigned parking stall, and the building is pet friendly. This fantastic location puts you just steps away from schools, parks, and some of the best eateries in the city.

Built in 1968

### **Essential Information**

MLS® # E4442449

Price \$209,000

Bedrooms 2

Bathrooms 1.00

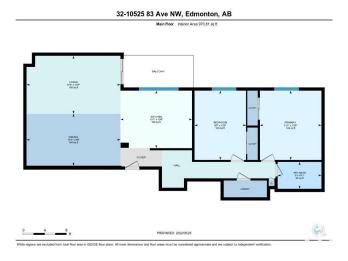
Full Baths 1

Square Footage 971

Acres 0.00







Year Built 1968

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 32 10525 83 Avenue

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 2E1

#### **Amenities**

Amenities Security Door

Parking Spaces 1

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Baseboard, Water

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Back Lane, Golf Nearby, Playground Nearby, Public Transportation,

Shopping Nearby, View City

Roof Tar & Damp; Gravel
Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 14th, 2025

Days on Market 3

Zoning Zone 15

Condo Fee \$639

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 17th, 2025 at 4:47am MDT