

Courtesy Of Thomas B Scott Of RE/MAX River City

## \$125,000 - 404 11325 83 Street, Edmonton

MLS® #E4448531

**\$125,000**

1 Bedroom, 1.00 Bathroom, 579 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

Turnkey Investment Opportunity in Prime Central Location! Own a revenue-generating property in the highly desirable and exceptionally well-maintained Park Place Boulevard. This freshly updated 1-bedroom, 1-bath unit features brand-new flooring and paint, offering a move-in-ready space for tenants or future resale. The open-concept layout includes a well-designed kitchen and breakfast area, a spacious east-facing living room with access to a private covered balcony, and a large bedroom that easily fits a king-sized bed. Additional features include in-suite laundry with stacked washer/dryer and ample storage. Located directly across from major retail shopping and just steps from the LRT, Commonwealth Stadium, Recreation Centre, restaurants, and cafes, this unit is ideal for renters seeking convenience and connectivity. With low condo fees, strong rental demand, and a well-managed building, this is an excellent opportunity for any savvy buyer.

Built in 2004

### Essential Information

MLS® # E4448531

Price \$125,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	579
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	404 11325 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4W5

### **Amenities**

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025  
Days on Market                45  
Zoning                              Zone 05  
Condo Fee                        \$352

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