

## \$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      |



32-10525 83 Ave NW, Edmonton, AB

Main Floor Interior Area 970.81 sq ft



0 4 8

PREPARED: 2022/06/25

White regions are excluded from total floor area in RESIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|            |                        |
|------------|------------------------|
| 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 & Gravel   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 14th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 7       |
| 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 21st, 2025 at 3:47pm MDT