

## \$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                48  
Zoning                              Zone 05  
Condo Fee                        \$352

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