

Courtesy Of Krystal J Smith Of Exp Realty

## \$165,000 - 9925 83 Avenue, Edmonton

MLS® #E4442470

**\$165,000**

2 Bedroom, 1.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Attention Investors and Students! Welcome to this bright and spacious 924sq ft condo, situated close to the University of Alberta. This recently upgraded home features 2 large bedrooms, perfect for those seeking a stylish and convenient living space. Freshly painted with elegant crown molding, this suite showcases modern upgrades including fiber optic, granite countertops in both the kitchen and bathroom, new upgraded faucets, and beautiful cabinetry. You'll appreciate having no carpets, making the space easy to maintain. There is an in-suite laundry room for added convenience and storage. The south-facing windows flood the space with natural sunlight. The building is quiet, well-managed, and offers a strong reserve fund. The big entryway creates a welcoming atmosphere, and the location is unbeatable-situated just north of Whyte Avenue in a trendy and walkable neighborhood. It is steps away from shopping, transit, restaurants, cafes and the River Valley. This property is a rare gem! Virtually Staged.

Built in 1971

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442470  |
| Price    | \$165,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 9925 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Strathcona     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 2B9        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas  |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$623           |

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Listing information last updated on June 16th, 2025 at 3:02am MDT