# \$299,000 - 10 9856 83 Avenue, Edmonton

MLS® #E4433627

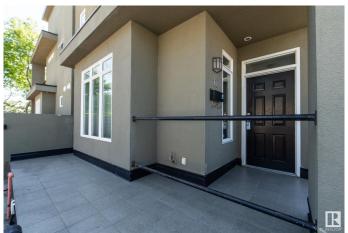
#### \$299,000

1 Bedroom, 2.50 Bathroom, 1,318 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

LOCATION, LOCATION! The possibilities are ENDLESS to transform this unique, CORNER UNIT, 3 storey LOFT STYLE Townhouse with CENTRAL A/C to whatever suits your needs. Superior STC 66 Decoupled Soundproofing Wall System. OUTSIDE entry to main floor with DIRECT access to your secure UNDERGROUND parking space (with locked storage) kitchen with GRANITE countertops, SS appliances, a 2 piece bath with laundry, dining / living space. 2nd level has a 3 piece bath, cozy gas fireplace, and the space can be used as a 2nd BEDROOM, an office/den, FAMILY ROOM or a combination of.. also a balcony. 3rd level LOFT Primary Bedroom with wall to wall mirrored closet, 4 piece ensuite bath and a large balcony to enjoy those evening sunsets. BBQ gas line on main Close to Mill Creek Ravine, Whyte Ave, U of A, Downtown, restaurants, shopping, public transportation, Kinsmen, trails and so much more! Neutral paint, newer laminate flooring, tile in bathrooms and carpet only on stairs. Some pictures virtually staged.







Built in 2005

### **Essential Information**

MLS® # E4433627 Price \$299,000 Bedrooms 1

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,318

Acres 0.00

Year Built 2005

Type Condo / Townhouse

Sub-Type Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 10 9856 83 Avenue

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 0B5

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, No.

Smoking Home, Parking-Visitor, Secured Parking, Sprinkler

System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Garage Opener,

Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner, Glass Door, Heatilator/Fan

Stories 3

Has Basement Yes

Basement None, See Remarks

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Landscaped, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 1st, 2025

Days on Market 46

Zoning Zone 15

Condo Fee \$550

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 16th, 2025 at 12:17pm MDT