

## \$279,000 - 3 9856 83 Avenue, Edmonton

MLS® #E4457428

**\$279,000**

1 Bedroom, 2.50 Bathroom, 1,131 sqft  
Condo / Townhouse on 0.00 Acres

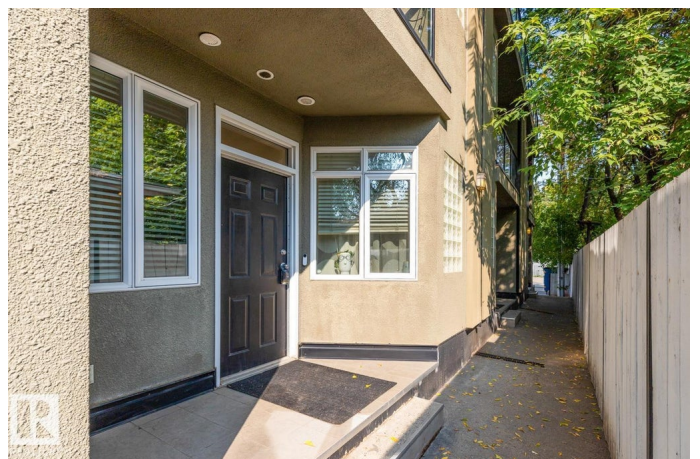
Strathcona, Edmonton, AB

Bright, modern townhouse condo in an unbeatable location—just steps from Whyte Avenue’s vibrant caf  s, shops, the Farmers’ Market, and top-rated restaurants. This stylish home features hardwood floors, 9’ ceilings, an open concept main floor with a modern kitchen, granite countertops, eat-up bar, dining area, living room, and convenient 2-piece bath with in-suite laundry. The second floor offers a family room with fireplace, home office space, 3-piece bathroom, and private balcony. The top level boasts a spacious primary suite with ensuite and a second private balcony. Additional highlights include A/C, underground heated parking with private entrance, and a well-managed, pet-friendly condo building. Ideal for professionals, students, or anyone seeking a low-maintenance lifestyle in a walkable, tree lined community just minutes to the University of Alberta, University Hospital, and Downtown.

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457428  |
| Price     | \$279,000 |
| Bedrooms  | 1         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,131             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 9856 83 Avenue |
| Area        | Edmonton         |
| Subdivision | Strathcona       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 0B5          |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | None, No Basement                                                                                                                                                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 15              |
| Condo Fee      | \$550                |

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Listing information last updated on October 14th, 2025 at 2:18pm MDT