

Courtesy Of Cody T Black Of Sterling Real Estate

## \$399,900 - 11543 83 Street, Edmonton

MLS® #E4437502

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

NO CONDO FEES. This stunning custom built luxury duplex by Platinum Living Homes is the perfect place to call home. Located centrally on a quiet tree-lined street, you will find an upscale modern back unit with a well sized yard that is fully landscaped and fenced. As you enter, you will be greeted by luxury vinyl plank throughout the unit. You will be impressed by a sleek and functional kitchen with a huge island. Seamlessly, the layout allows for an organic flow between the dining space and living area, making entertaining a breeze. The natural light flows throughout as the open to above stair area invites you to the second level. Upstairs, you will not have to compromise on space as you will find two HUGE master bedrooms with their own ensuites and closets, as well as an upstairs laundry space with plenty of storage. Downstairs you will find a fully finished basement with a kitchen, bedroom, bathroom and living/dining space perfect for a family member, older child, or overnight guest.

Built in 2022

### Essential Information

MLS® # E4437502

Price \$399,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,077             |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 11543 83 Street     |
| Area        | Edmonton            |
| Subdivision | Parkdale (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 2Y6             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, HRV System |
| Parking   | Single Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 05        |

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Listing information last updated on June 3rd, 2025 at 4:17am MDT