

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 6:47am MDT