

## **\$325,000 - 10 9856 83 Avenue, Edmonton**

MLS® #E4423076

### **\$325,000**

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® #	E4423076
Price	\$325,000



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 & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	February 27th, 2025
Days on Market	44
Zoning	Zone 15
Condo Fee	\$550

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