

## **\$315,000 - 103 10006 83 Avenue, Edmonton**

MLS® #E4441651

**\$315,000**

2 Bedroom, 2.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

High quality built building with lots of extras & this particular unit is a main floor open layout with 2 bedroom, 2 bathroom, 947 sq ft 2017 built condo in the Strathcona neighborhood south of the North Saskatchewan river. This unit has 9ft ceilings which makes it show larger than its size, with a terrific open floor plan & amazing kitchen with quartz countertops, lots of cabinet space, & stainless appliances & higher end fixtures throughout. This very popular floor plan has 2 bedrooms, 4 piece main bathroom, with the master bedroom offering a 3 piece ensuite. This unit comes with 1 titled underground parking stall & storage area. The location of this beautiful building is great & close to all amenities but still located on a quiet street away from Whyte Ave. The building features lighted secure front entrance, rooftop patio with a great view which makes it nice for meeting friends & socializing. This is a great investment opportunity has current tenants that would like to stay.

Built in 2017

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4441651  |
| Price     | \$315,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 883                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 10006 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2C2             |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | ensuite bathroom                                              |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                        |
| # of Stories      | 4                                                             |
| Stories           | 1                                                             |
| Has Basement      | Yes                                                           |
| Basement          | None, See Remarks                                             |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Concrete, Stucco               |
| Exterior Features | Public Transportation, Schools |
| Roof              | Tar & Gravel                   |
| Construction      | Concrete, Stucco               |
| Foundation        | Concrete Perimeter             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 91              |
| Zoning         | Zone 15         |
| Condo Fee      | \$590           |

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