

Courtesy Of Krystal J Smith Of Exp Realty

## **\$159,500 - 102 9925 83 Avenue, Edmonton**

MLS® #E4455430

**\$159,500**

2 Bedroom, 1.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Exciting opportunity for students, investors or first time home buyers. This 924 sq ft 2 bedroom home is situated close to the University of Alberta. It has been renovated for those seeking stylish and convenient living.

With many modern upgrades this property has fibre optic, granite countertops in both the kitchen and bathroom, new upgraded faucets, and beautiful cabinetry. There are no carpets for easy maintenance. A separate space adds the convenience of In-suite laundry and storage. The south facing windows flood the space with natural sunlight. The building is well managed and has a strong reserve fund. The location is unbeatable-situated just north of Whyte Avenue in a trendy and walkable neighborhood. It is steps away from shopping, transportation, restaurants, cafes and the River Valley. HEAT, WATER, MAINTENANCE, common area INSURANCE, and PROPERTY MGMT INCLUDED in condo fee. Virtually Staged.

Built in 1971

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4455430  |
| Price     | \$159,500 |
| 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     | 102 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    | August 30th, 2025 |
| Days on Market | 36                |
| Zoning         | Zone 15           |
| Condo Fee      | \$623             |

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Listing information last updated on October 5th, 2025 at 12:17am MDT