

## \$129,000 - 101 9925 83 Avenue, Edmonton

MLS® #E4459378

**\$129,000**

1 Bedroom, 1.00 Bathroom, 682 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Calling all investors or students! This well-appointed, charming one bed/one bath condo is perfect for a single person or young couple starting out. Close to the University of Alberta, downtown and Whyte Ave with all the amenities of Old Strathcona within walking distance. The features of this unit are plentiful: granite countertops in both the kitchen and bath, solid maple cabinetry, in-suite laundry (upgraded and larger than normal euro washer/dryer combo), Ikea Pax storage system in the bedroom, upgraded lighting in dining and bath, new toilet and dishwasher, freshly painted and professionally cleaned! As for the building? New security doors, intercom and video surveillance systems, 25 year windows, repaved parking lot and a new roof! The most expensive item taken care of with plenty left over in the reserve fund. All this plus one outdoor parking stall and reasonable condo fees makes this unit priced to sell!

Built in 1971

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459378  |
| Price      | \$129,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 682                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 101 9925 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2B9            |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door, Vinyl Windows |
| Parking   | Stall                                                                                                                             |

### Interior

|              |                                                                       |
|--------------|-----------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas, Water                                         |
| # of Stories | 4                                                                     |
| Stories      | 1                                                                     |
| Has Basement | Yes                                                                   |
| Basement     | None, No Basement                                                     |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                |
| Exterior Features | Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, View City |
| Roof              | Tar & Gravel                                                                                                                                                       |
| Construction      | Wood, Brick, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                 |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 9                    |
| Zoning         | Zone 15              |
| Condo Fee      | \$451                |

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Listing information last updated on October 4th, 2025 at 9:47am MDT