# \$299,000 - 10 9856 83 Avenue, Edmonton

MLS® #E4433627

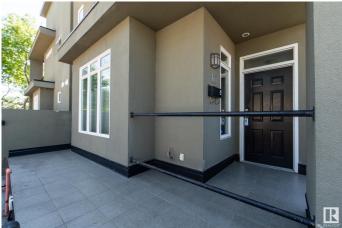
### \$299,000

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® #	E4433627
Price	\$299,000

Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	2005
Туре	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

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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	

## 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	May 1st, 2025
Days on Market	46
Zoning	Zone 15
Condo Fee	\$550

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Listing information last updated on June 16th, 2025 at 7:17pm MDT