

## \$289,000 - 3 9856 83 Avenue, Edmonton

MLS® #E4457428

**\$289,000**

1 Bedroom, 2.50 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

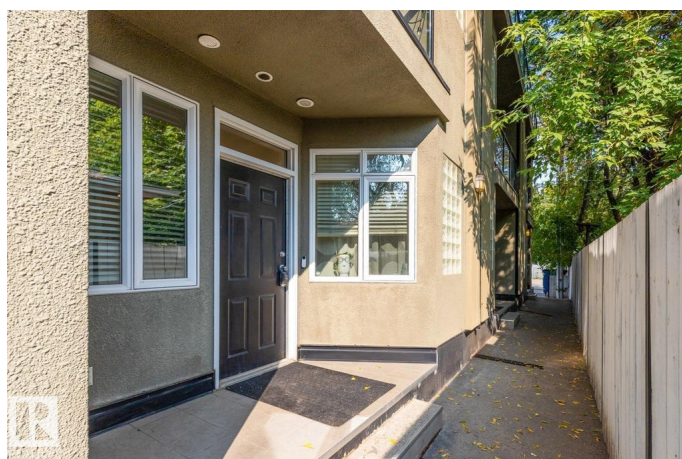
Strathcona, Edmonton, AB

Bright, modern townhouse condo in an unbeatable location—just steps from Whyte Avenue’s vibrant caf  s, shops, the Farmers’ Market, and top-rated restaurants. This stylish home features hardwood floors, 9’ ceilings, an open concept main floor with a modern kitchen, granite countertops, eat-up bar, dining area, living room, and convenient 2-piece bath with in-suite laundry. The second floor offers a family room with fireplace, home office space, 3-piece bathroom, and private balcony. The top level boasts a spacious primary suite with ensuite and a second private balcony. Additional highlights include A/C, underground heated parking with private entrance, and a well-managed, pet-friendly condo building. Ideal for professionals, students, or anyone seeking a low-maintenance lifestyle in a walkable, tree lined community just minutes to the University of Alberta, University Hospital, and Downtown.

Built in 2005

### Essential Information

MLS® #	E4457428
Price	\$289,000
Bedrooms	1
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,131
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3 9856 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0B5

### Amenities

Amenities	See Remarks
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$550

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Listing information last updated on September 13th, 2025 at 3:32pm MDT