

## \$235,000 - 404 9925 83 Avenue, Edmonton

MLS® #E4442737

**\$235,000**

3 Bedroom, 1.50 Bathroom, 1,094 sqft

Condo / Townhouse on 0.00 Acres

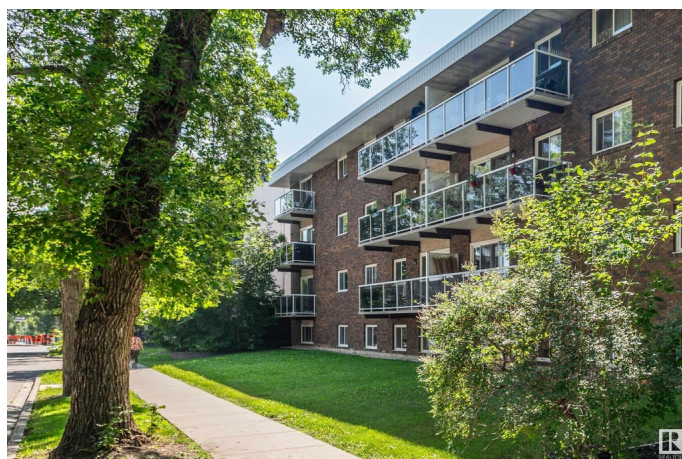
Strathcona, Edmonton, AB

Amazing TOP FLOOR Three-bedroom with large storage room APARTMENT in Old Strathcona within walking distance to the trendy district of Whyte Ave, Old Strathcona farmers market and the UOFA. Heat, water, In-suite laundry, energized parking stall, modern galley style kitchen with loads of cabinets, Hardwood flooring and a large balcony to name a few amazing details this apartment has to offer. Perfect investment property for that Savvy investor or Ideal location for students going to UofA.

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4442737               |
| Price          | \$235,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,094                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 404 9925 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2B9            |

## Amenities

|           |                  |
|-----------|------------------|
| Amenities | Parking-Plug-Ins |
| Parking   | Stall            |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Baseboard, Water                                                                               |
| # of Stories      | 4                                                                                              |
| Stories           | 1                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | None, No Basement                                                                              |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Tar & Gravel                                                                                                               |
| Construction      | Wood, Brick, Stucco                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 90              |
| Zoning         | Zone 15         |
| Condo Fee      | \$733           |

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