

## \$89,000 - N/A, Edmonton

MLS® #E4432069

**\$89,000**

1 Bedroom, 1.00 Bathroom, 345 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

#9 10931 83 St. This two level (total 726 SqFt) unit with 1 bedroom and 1 bath has a uniqueness that makes it a cozy home to own or an excellent investment for a rental property. The main level is hardwood throughout. The kitchen has good counter space and lots of cupboards to store your everyday items. The living space provides a nice dining area and spacious living room to spend your downtime relaxing or having company over. The carpeted lower level of this home is where you will find a roomy bathroom and a big bedroom with a walk in closet. The lower level is also where you will find the second entry way that is convenient when entering from the back of building where parking is. The building also has a shared laundry room that has 2 sets of washers and dryers. Along with terrific transit access and scenic riverside park views, this home is located near Downtown, Commonwealth Stadium, Northlands Park, and Expo Centre, which makes it a perfect location to get to and enjoy all of Edmonton's festivities.

Built in 1975

### Essential Information

MLS® # E4432069

Price \$89,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	345
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Cromdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5M 1M2

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                55  
Zoning                              Zone 09  
Condo Fee                        \$685

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