

## \$179,000 - 37 10525 83 Avenue, Edmonton

MLS® #E4449831

**\$179,000**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

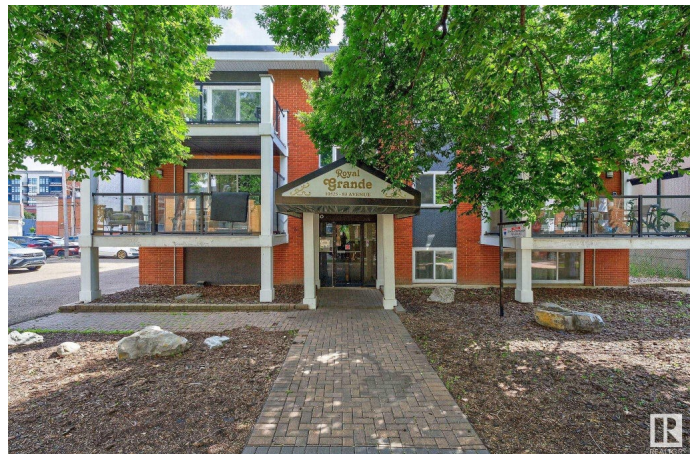
Strathcona, Edmonton, AB

Students and first time home buyers, this TOP-FLOOR 1 bedroom, 1 bathroom condo is perfect for you! Budget friendly and loaded with charm, this condo has spacious rooms, extra storage and a LARGE BALCONY that faces the quiet tree lined street. Upgrades include brand NEW CARPET in the bedroom, new lino in the bathroom/closets and upgraded soundproofing in the bedroom. Other features that make this unit extra desirable are laundry plumbed in, access to an extra storage room on the same floor and 2 PARKING STALLS. Located in the heart of Old Strathcona only steps to Whyte Ave you can enjoy walking to dinner, shopping, the Strathcona Farmer's Market and the river valley trails. A short bike or bus ride from the University, the UofA Hospital and downtown make this condo ideal for the student and professional alike. Some photos virtually staged.

Built in 1968

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449831  |
| Price          | \$179,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 767       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1968                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 10525 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2E1            |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                    |
| Parking        | 2 Outdoor Stalls                                                                     |

### Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Oven-Microwave, Refrigerator, Stove-Gas, Window Coverings |
| Heating      | Hot Water, Natural Gas                                    |
| # of Stories | 3                                                         |
| Stories      | 1                                                         |
| Has Basement | Yes                                                       |
| Basement     | None, No Basement                                         |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                       |
| Construction      | Wood, Brick, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 15         |
| Condo Fee      | \$504           |

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Listing information last updated on August 28th, 2025 at 12:47pm MDT