

## \$225,000 - 404 11007 83 Avenue, Edmonton

MLS® #E4453417

**\$225,000**

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This NEWLY renovated unit located in the VARSONA TOWER. Located in a quiet CUL-DE-SAC. This CORNER UNIT offering open concept and newly reno WHITE kitchen with counter top, looking over the LIVING room. Lots of cabinets for storages. Newer HE flooring throughout the unit and good quality finishing -- even shelves inside the closets. Modern finishing for the full bathroom as well. Walking distance to UA HOSPITAL, CAMPUS, PUBLIC TRANSIT and LRT station. Close to WHYTE AVE, RESTAURANT. Easy access to DOWNTOWN. It comes with one parking stall. Ideal for first time buyer or investor.

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453417               |
| Price          | \$225,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,088                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 404 11007 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T9             |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Intercom, No Smoking Home, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Stall                                                                         |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                  |
| # of Stories | 13                                                                                      |
| Stories      | 1                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | None, No Basement                                                                       |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                 |
| Exterior Features | Cul-De-Sac, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                            |
| Construction      | Concrete, Brick, Stucco                                                 |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 15           |
| Condo Fee      | \$726             |

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