

Courtesy Of Krystal J Smith Of Exp Realty

## **\$159,500 - 102 9925 83 Avenue, Edmonton**

MLS® #E4455430

**\$159,500**

2 Bedroom, 1.00 Bathroom, 924 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Attention Investors and Students! Welcome to this bright and spacious 924sq ft condo, situated close to the University of Alberta. This recently upgraded home features 2 large bedrooms, perfect for those seeking a stylish and convenient living space. Freshly painted with elegant crown molding, this suite showcases modern upgrades including fiber optic, granite countertops in both the kitchen and bathroom, new upgraded faucets, and beautiful cabinetry. You'll appreciate having no carpets, making the space easy to maintain. There is an in-suite laundry room for added convenience and storage. The south-facing windows flood the space with natural sunlight. The building is quiet, well-managed, and offers a strong reserve fund. The location is unbeatable-situated just north of Whyte Avenue in a trendy and walkable neighborhood. It is steps away from shopping, transit, restaurants, cafes and the River Valley. HEAT, WATER, MAINTENANCE, common area INSURANCE, and PROPERTY MGMT INCLUDED in condo fee. Virtually Staged.



Built in 1971

### **Essential Information**

MLS® # E4455430

Price \$159,500

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 924                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 9925 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 2B9            |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Parking-Plug-Ins, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall                                             |

### Interior

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

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                           |
| Exterior Features | Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                  |
| Construction      | Wood, Brick, Stucco                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 30th, 2025  
Days on Market                10  
Zoning                              Zone 15  
Condo Fee                        \$623

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Listing information last updated on September 9th, 2025 at 5:47am MDT