

## **\$315,000 - 203 10006 83 Ave, Edmonton**

MLS® #E4444624

**\$315,000**

2 Bedroom, 2.00 Bathroom, 889 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Want to live steps from Whyte Ave and be right in the middle of all the best shops, coffee spots, restaurants, and nightlife? This bright, super clean 2-bedroom, 2-bathroom condo has everything you need to love where you live. Enjoy the airy, open layout with big windows and 9-foot ceilings that make the whole place feel extra spacious. The kitchen's got an eat up bar, perfect for cooking, coffee breaks, or hanging with friends. You have everyday convenience with in-suite laundry and a storage locker on the second floor. Enjoy summer nights on your south facing patio and grill some burgers on the natural gas bbq. The building is safe and secure with underground parking and bike parking. Plus, you've got a sweet rooftop patio to soak in the city views or just hang out on a nice day. Whether you want to grab brunch, explore the farmer's market, hit up local festivals, or chill at home, this place has you covered. Just move in and enjoy the Whyte Ave lifestyle!

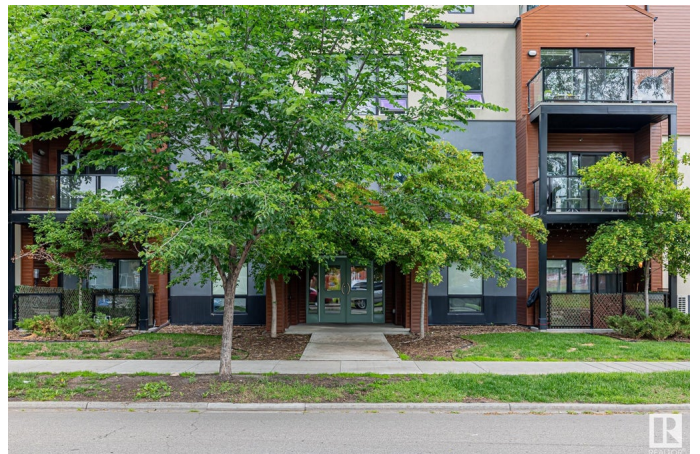
Built in 2017

### **Essential Information**

MLS® # E4444624

Price \$315,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 889                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 203 10006 83 Ave |
| Area        | Edmonton         |
| Subdivision | Strathcona       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 2C2          |

### Amenities

|           |                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, Parking-Visitor, Patio, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking   | Underground                                                                                                                                                                |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 15         |
| Condo Fee      | \$715           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 3:32pm MDT