

## \$209,000 - 103 11007 83 Avenue, Edmonton

MLS® #E4434418

**\$209,000**

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

WALK TO CLASS, CLINIC, OR COFFEE! IN MINUTES! This bright and spacious 2-bedroom condo in Varscona Tower is just two blocks from the University Hospital and minutes from campus. Inside, you'll find two oversized bedrooms, including a primary suite with walk-in closet. The galley-style kitchen flows into a dedicated dining area and a large living room with sliding doors leading to a private balcony. Features include an updated 4-piece bath, durable laminate flooring, and one covered underground parking stall. Varscona Tower is a secure, pet-friendly (with approval), 18+ concrete building with fantastic amenities like an indoor pool and easy access to public transit. Enjoy the best of Garneau living, steps from the University of Alberta, Whyte Avenue, caf  s, shops, and the River Valley. Whether you're a student, professional, or investor, this is a rare opportunity in one of Edmonton's most walkable neighbourhoods. A pleasure to view!

Built in 1967

### Essential Information

MLS® #	E4434418
Price	\$209,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,035
Acres	0.00
Year Built	1967
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	103 11007 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T9

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking
Parking Spaces	1
Parking	Parkade, Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Flat
Construction	Concrete
Foundation	Concrete Perimeter

**School Information**

Elementary	Garneau School
Middle	Our Lady of Mount Carmel
High	Strathcona School

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	44
Zoning	Zone 15
Condo Fee	\$675

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