

## \$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	2
Zoning	Zone 15
Condo Fee	\$726

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 17th, 2025 at 1:17pm MDT