

## \$89,000 - 9 10931 83 St Nw, Edmonton

MLS® #E4432069

**\$89,000**

1 Bedroom, 1.00 Bathroom, 345 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

This two level (total 726 SqFt) unit with 1 bedroom and 1 bath has a uniqueness that makes it a cozy home to own or an excellent investment for a rental property. The main level is hardwood throughout. The kitchen has good counter space and lots of cupboards to store your everyday items. The living space provides a nice dining area and spacious living room to spend your downtime relaxing or having company over. The carpeted lower level of this home is where you will find a roomy bathroom and a big bedroom with a walk in closet. The lower level is also where you will find the second entry way that is convenient when entering from the back of building where the parking is. The building also has a shared laundry room that has 2 sets of washers and dryers. Along with terrific transit access and scenic riverside park views, this home is located near Downtown, Commonwealth Stadium, Northlands Park, and Expo Centre, which makes it a perfect location to get to and enjoy all of Edmonton's festivities.

Built in 1975

### Essential Information

MLS® # E4432069

Price \$89,000



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 1                     |
| Bathrooms      | 1.00                  |
| Full Baths     | 1                     |
| Square Footage | 345                   |
| Acres          | 0.00                  |
| Year Built     | 1975                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9 10931 83 St Nw |
| Area        | Edmonton         |
| Subdivision | Cromdale         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5M 1M2          |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Water             |
| # of Stories | 4                            |
| Stories      | 2                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                   |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Hardie Board Siding                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                10  
Zoning                              Zone 09  
Condo Fee                        \$685

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