

## \$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 | 34            |
| Zoning         | Zone 15       |
| Condo Fee      | \$675         |

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Listing information last updated on June 7th, 2025 at 7:32pm MDT