

\$209,000 - 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	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	42
Zoning	Zone 15
Condo Fee	\$675

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