

## \$229,000 - 503 11007 83 Avenue, Edmonton

MLS® #E4440869

**\$229,000**

2 Bedroom, 1.00 Bathroom, 1,092 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to Varscona Tower, a well-maintained high-rise condo situated in a prime location in the heart of Garneau. This 13-storey concrete building is just two blocks from the U of A Hospital and within walking distance to the University of Alberta campus. Located on the 5th floor, this spacious 2-bedroom unit offers over 1,000 sqft of living space with two generously sized bedrooms and a 4-piece bathroom. The open-concept layout features a bright living room with two large windows, as well as an updated kitchen and dining area. Laminate flooring runs throughout the living room and bedrooms. A private balcony provides an open view and additional outdoor space. The kitchen has been updated in recent years with a new microwave, stove, and dishwasher, along with refreshed backsplash tile, countertops, and cabinetry. Condo fees include all utilities: electricity, heat, water, and sewer. Close to Whyte Avenue, restaurants, cafes, public transit, and the river valley walking trails.

Built in 1967

### Essential Information

MLS® # E4440869

Price \$229,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1967                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 503 11007 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T9             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| 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   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 76             |
| Zoning         | Zone 15        |
| Condo Fee      | \$726          |

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