# \$239,000 - 11007 83 Avenue, Edmonton

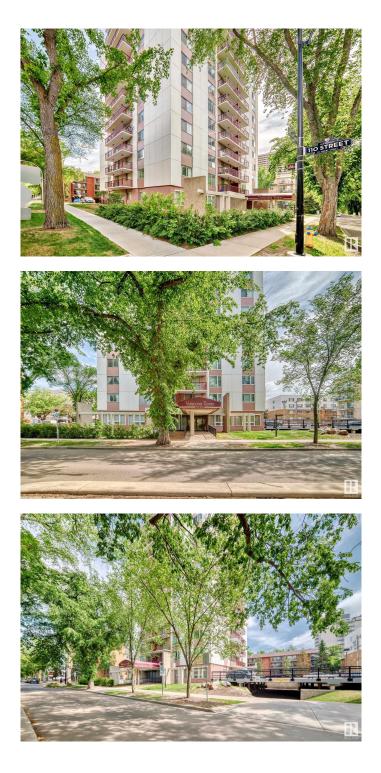
MLS® #E4440869

#### \$239,000

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	\$239,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1967
Туре	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 Parking	No Animal Home, No Smoking Home, Parking-Visitor, Security Door Stall
Interior	
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas

13
1
Yes
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	10
Zoning	Zone 15
Condo Fee	\$726

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Listing information last updated on June 16th, 2025 at 10:02am MDT