

# \$209,900 - 1005 11007 83 Avenue, Edmonton

MLS® #E4445339

**\$209,900**

1 Bedroom, 1.00 Bathroom, 693 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to the heart of Garneau! This recently renovated one-bed, one-bath condo on the 10th floor of Varscona Tower is bound to take your breath away. You can take in UNBEATABLE VIEWS of downtown and Whyte Ave on your private, 25ft East facing balcony. Feel right at home in your fully updated kitchen and bathroom, including upgraded features such as new quartz countertop, light fixtures, under cabinet lighting, stainless steel FULL SIZE appliances, luxury vinyl plank flooring, and custom barn doors. Enjoy your oversized bedroom and large closet with floor-to-ceiling storage. Head outside and revel in one of Edmonton's most walkable neighborhoods with local restaurants and caf  s, UofA campus, Hospital, and scenic river valley all JUST MINUTES away! This HIDDEN GEM is a rare find for a student, healthcare worker, young professional, or investor. The concrete, adult-only 18+ building is pet-friendly (upon approval). Visitor parking available. Condo fees include heat, power, water/sewer.

Built in 1967

## Essential Information

MLS® # E4445339

Price \$209,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	693
Acres	0.00
Year Built	1967
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1005 11007 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T9

### **Amenities**

Amenities	Closet Organizers, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Countertop Electric, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Landscaped, Playground Nearby, Schools, Shopping Nearby, View City, View Downtown

Roof	Unknown
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	Zone 15
Condo Fee	\$473

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 7:02pm MDT