

## \$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.

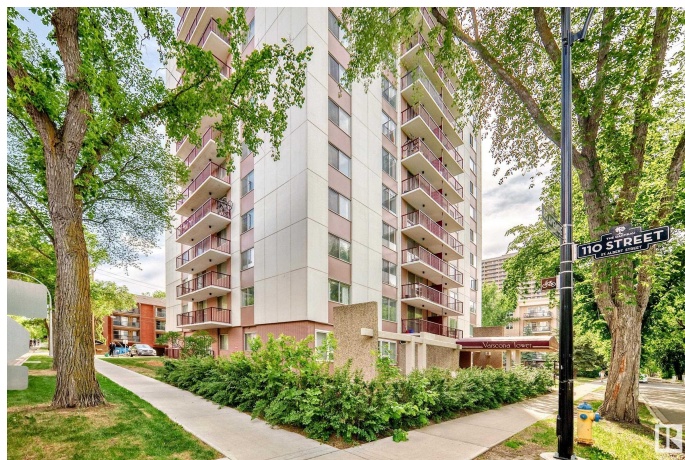
Built in 1967

### 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
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	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	10
Zoning	Zone 15
Condo Fee	\$726

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 June 15th, 2025 at 10:17pm MDT