

\$279,000 - 3 9856 83 Avenue, Edmonton

MLS® #E4457428

\$279,000

1 Bedroom, 2.50 Bathroom, 1,131 sqft

Condo / Townhouse on 0.00 Acres

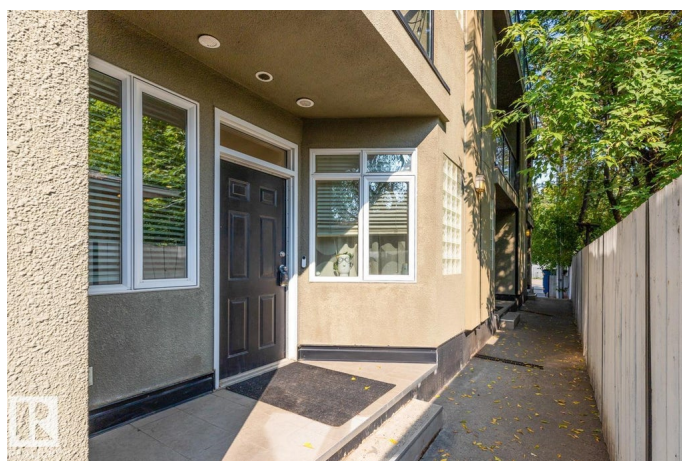
Strathcona, Edmonton, AB

Bright, modern townhouse condo in an unbeatable location—just steps from Whyte Avenue’s vibrant caf  s, shops, the Farmers’ Market, and top-rated restaurants. This stylish home features hardwood floors, 9’ ceilings, an open concept main floor with a modern kitchen, granite countertops, eat-up bar, dining area, living room, and convenient 2-piece bath with in-suite laundry. The second floor offers a family room with fireplace, home office space, 3-piece bathroom, and private balcony. The top level boasts a spacious primary suite with ensuite and a second private balcony. Additional highlights include A/C, underground heated parking with private entrance, and a well-managed, pet-friendly condo building. Ideal for professionals, students, or anyone seeking a low-maintenance lifestyle in a walkable, tree lined community just minutes to the University of Alberta, University Hospital, and Downtown.

Built in 2005

Essential Information

MLS® #	E4457428
Price	\$279,000
Bedrooms	1
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,131
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	3 9856 83 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0B5

Amenities

Amenities	See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	40
Zoning	Zone 15
Condo Fee	\$550

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 October 22nd, 2025 at 12:32am MDT