

## \$299,900 - 204 10006 83 Avenue, Edmonton

MLS® #E4456543

**\$299,900**

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

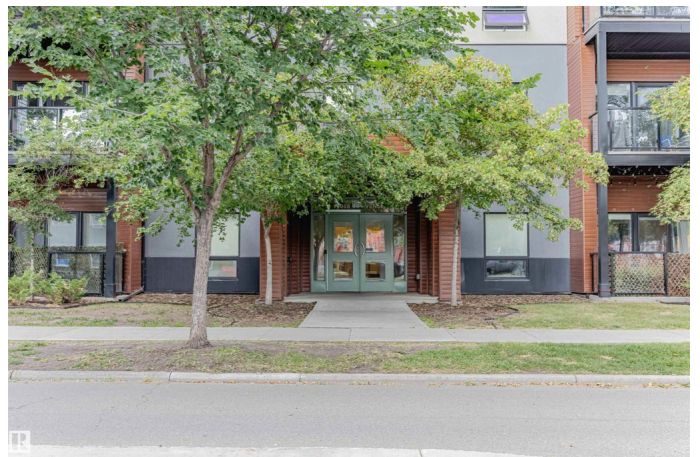
Strathcona, Edmonton, AB

Near Whyte Avenue, the University of Alberta, and Edmonton's River Valley, Arbor 83 offers an ideal lifestyle with easy access to transportation, shops, dining, and more. This building has amenities like a lush "living" wall, a cozy fireplace lounge, bicycle storage, and a communal rooftop patio that offers breathtaking views of the Downtown Skyline. The contemporary 2-bedroom, 2-bathroom condo is designed with sophistication, featuring an airy layout with an upgraded kitchen boasting high-end cabinets. The Primary Bedroom includes a private 3-piece ensuite, while the second bedroom has convenient access to a 4-piece bathroom. Added benefits include air conditioning, in-suite laundry, UNDERGROUND TITLED HEATED PARKING, additional nearby storage, and a spacious balcony. Condo fees cover heating, insurance, reserve fund contributions and water; pets are allowed with board approval. Don't miss out!

Built in 2017

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456543  |
| Price     | \$299,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 10006 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Strathcona          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 2C2             |

### Amenities

|           |                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Vinyl Windows, See Remarks |
| Parking   | Heated, Underground                                                                                                                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                 |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$562               |

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 September 19th, 2025 at 3:17am MDT