

\$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

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