

# \$108,400 - 103 10945 83 Street, Edmonton

MLS® #E4422188

## \$108,400

1 Bedroom, 1.00 Bathroom, 630 sqft  
Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Smart Investment Opportunity – Downtown 1-Bedroom Condo! Looking for a hassle-free investment with a reliable tenant already in place? This fully renovated main-floor 1-bedroom condo in the heart of downtown is the perfect choice! Featuring modern updates throughout, including newer paint, trim, doors, and flooring, this unit is move-in ready. All appliances are included, making it an attractive option for tenants and future buyers alike. Located in a prime area close to shopping, dining, transit, and entertainment, this property offers convenience and long-term value. Whether you’re an investor seeking solid rental income or a buyer looking for an affordable downtown home, this one checks all the boxes!?? Great Location | ?? Turnkey Investment | ?? Stylish Upgrades

Built in 1972

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422188  |
| Price          | \$108,400 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 630       |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 10945 83 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 1M2             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 3   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Tar & Gravel        |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 82                  |
| Zoning         | Zone 09             |

Condo Fee                \$381

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 May 14th, 2025 at 7:32am MDT