

# \$75,000 - 202 11040 82 Street, Edmonton

MLS® #E4465215

**\$75,000**

1 Bedroom, 1.00 Bathroom, 629 sqft  
Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Welcome to Ravine Place in Cromdale! This bright 1-bedroom, 1-bath condo offers 629 sq ft of comfortable living just steps from the river valley and two blocks from the Commonwealth LRT. The second-floor unit features modern vinyl plank flooring upgrade throughout and a functional layout with spacious living and dining areas, kitchen, and private balcony. Enjoy a surface parking stall near the door, Shared Laundry across the hall, low condo fees, and a pet-friendly building with no snow shovelling or lawn care. Perfectly located near downtown, Commonwealth Stadium, Borden Park, the Rec Centre, and Northlands’s plus nearby grocery stores, caf’s, restaurants, and medical services. Whether you’re a first-time buyer, student, or investor, this is a fantastic opportunity for low-maintenance living in a convenient, transit-rich community.

Built in 1977

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4465215 |
| Price          | \$75,000 |
| Bedrooms       | 1        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 629      |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 11040 82 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5H 1L9             |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                             |

### Interior

|              |                                                     |
|--------------|-----------------------------------------------------|
| Appliances   | Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Electric                                 |
| # of Stories | 3                                                   |
| Stories      | 1                                                   |
| Has Basement | Yes                                                 |
| Basement     | None, No Basement                                   |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Metal                                                                                             |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                   |
| Construction      | Wood, Brick, Metal                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 09            |

Condo Fee                      \$429

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Listing information last updated on November 15th, 2025 at 7:02am MST