

\$209,000 - 103 11007 83 Avenue, Edmonton

MLS® #E4434418

\$209,000

2 Bedroom, 1.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

WALK TO CLASS, CLINIC, OR COFFEE—IN MINUTES! This bright and spacious 2-bedroom condo in Varscona Tower is just two blocks from the University Hospital and minutes from campus. Inside, you'll find two oversized bedrooms, including a primary suite with walk-in closet. The galley-style kitchen flows into a dedicated dining area and a large living room with sliding doors leading to a private balcony. Features include an updated 4-piece bath, durable laminate flooring, and one covered underground parking stall. Varscona Tower is a secure, pet-friendly (with approval), 18+ concrete building with fantastic amenities—like an indoor pool and easy access to public transit. Enjoy the best of Garneau living, steps from the University of Alberta, Whyte Avenue, caf  s, shops, and the River Valley. Whether you  re a student, professional, or investor, this is a rare opportunity in one of Edmonton  s most walkable neighbourhoods. A pleasure to view!

Built in 1967

Essential Information

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|-----------|-----------|
| MLS® # | E4434418 |
| Price | \$209,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Square Footage | 1,035 |
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 103 11007 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0T9 |

Amenities

| | |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Stall |

Interior

| | |
|--------------|-------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating | Hot Water, Natural Gas |
| # of Stories | 13 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior | Concrete |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Flat |
| Construction | Concrete |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------------|
| Elementary | Garneau School |
| Middle | Our Lady of Mount Carmel |
| High | Strathcona School |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 4th, 2025 |
| Days on Market | 10 |
| Zoning | Zone 15 |
| Condo Fee | \$675 |

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Listing information last updated on May 14th, 2025 at 11:17am MDT