# \$399,900 - 11543 83 Street, Edmonton

MLS® #E4437502

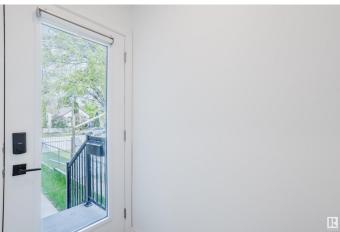
#### \$399,900

3 Bedroom, 3.50 Bathroom, 1,077 sqft Condo / Townhouse on 0.00 Acres

Parkdale (Edmonton), Edmonton, AB

NO CONDO FEES. This stunning custom built luxury duplex by Platinum Living Homes is the perfect place to call home. Located centrally on a quiet tree-lined street, you will find an upscale modern back unit with a well sized yard that is fully landscaped and fenced. As you enter, you will be greeted by luxury vinyl plank throughout the unit. You will be impressed by a sleek and functional kitchen with a huge island. Seamlessly, the layout allows for an organic flow between the dining space and living area, making entertaining a breeze. The natural light flows throughout as the open to above stair area invites you to the second level. Upstairs, you will not have to compromise on space as you will find two HUGE master bedrooms with their own ensuites and closets, as well as an upstairs laundry space with plenty of storage. Downstairs you will find a fully finished basement with a kitchen, bedroom, bathroom and living/dining space perfect for a family member, older child, or overnight guest.







Built in 2022

#### **Essential Information**

MLS® #	E4437502
Price	\$399,900
Bedrooms	3

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,077
Acres	0.00
Year Built	2022
Туре	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	11543 83 Street
Area	Edmonton
Subdivision	Parkdale (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 2Y6

## Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke,
	Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows, HRV System
Parking	Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Window
	Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Remote Control
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
	Transportation, Schools, Shopping Nearby, See Kemarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	13
Zoning	Zone 05

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 June 2nd, 2025 at 2:47am MDT