

## \$159,000 - 404 8315 83 Street, Edmonton

MLS® #E4460268

**\$159,000**

1 Bedroom, 1.00 Bathroom, 663 sqft

Condo / Townhouse on 0.00 Acres

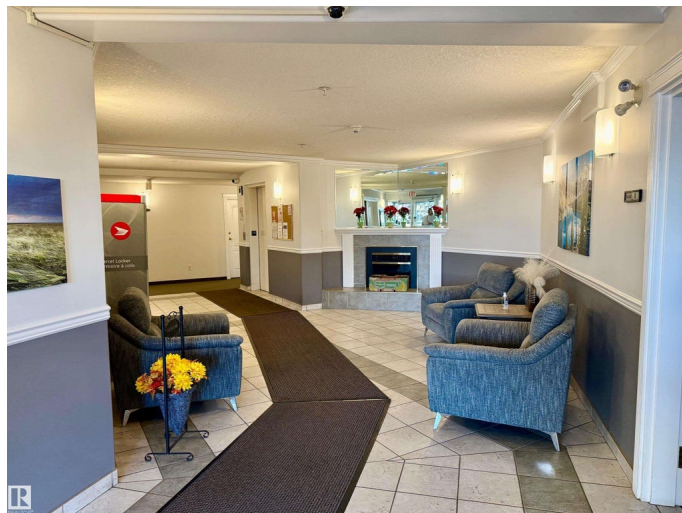
Idylwylde, Edmonton, AB

Welcome to this bright and updated 1-bedroom, 1-bathroom condo offering 663 sq. ft. of comfortable living space in a 55+ adult building. The home features brand new carpets, fresh paint, and laminate flooring throughout. The functional layout includes a spacious in-suite laundry room, a kitchen with built-in dishwasher, and a living room with corner gas fireplace and tiled surround. Large south-facing windows provide plenty of natural light and access to a private balcony. This well-maintained building includes an elevator, social room with kitchen, and heated underground parking with personal storage cage. Condo fees cover heat, water, building insurance for common areas, and exterior maintenance. Conveniently located directly across from Bonnie Doon Shopping Centre, with easy access to bus routes, the new LRT line, Bonnie Doon Leisure Centre, and Idylwylde Public Library.

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460268  |
| Price      | \$159,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 663                    |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 404 8315 83 Street |
| Area        | Edmonton           |
| Subdivision | Idylwylde          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R8            |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Television Connection |
| Parking   | Heated, Single Indoor, Underground                                                                                                                        |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                                               |
| Fireplace    | Yes                                                                                                                                  |
| Fireplaces   | Corner, Tile Surround                                                                                                                |
| # of Stories | 5                                                                                                                                    |
| Stories      | 1                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | None, No Basement                                                                                                                    |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                       |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 30                |
| Zoning         | Zone 18           |
| Condo Fee      | \$513             |

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 October 30th, 2025 at 10:02pm MDT