

**Edmonton**

#5 10015 83 AV NW

Strathcona

T6E 2C3

LP:

SP:

\$104,500**Listing ID #** E4505577**Building Type** Lowrise Apartment**Style** Single Level Apartment**Year Built** 1966**Full Baths** 1**Half Baths** 0**Total Baths** 1.0**Tot Flr AG SqFt** 450.58**Sold Date****Bedrooms Above** 1**Bedrooms Total** 1**Basement** None**Basement Dev** No Basement**Tot Flr AG SqM** 41.86**ACTIVE****URL-Virtual Tour** **URL-Brochure**

Investors & students alert - this condo is conveniently located on a quiet street close to the university & steps to transit! Step into the foyer of this one-bedroom condo and you'll see durable laminate flooring throughout. Entertain friends in the bright & contemporary kitchen, outfitted with sleek white cabinets and appliances. Open to the living & dining rooms, the kitchen has plenty of space - there is extra room to add an island with bar seating. Never share laundry machines again with your own in-suite Euro-style washer & dryer. Live a short walk to the river valley, farmer's market & the bars and restaurants on Whyte Avenue, while a city bus stop steps away provides easy access to downtown, the University of Alberta & Faculte Saint Jean. Reasonable condo fees include heat & water in this well-managed building. Photos are virtually staged.

Directions

Living Room	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	Bedroom 4	1	4	M	No	Main		
Kitchen		2				Upper		
Family Room		3				Above Grd		
Den		4				Lower		
Bonus Room		5				Below Grd		
Primary Bedrm	M	6				Tot Flr AG	41.86	450.58
Bedroom 2		7				# Finished	4	

Heat Source Water
Heat Type Baseboard
Foundation Concrete
Roof Type SBS Roofing System
Exterior Brick
Flooring Ceramic Tile, Laminate Flooring
Features Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, Parking-Plug-Ins, Security Door, Security Window Bars, Vinyl Windows

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite
Garage Suite
Garden Suite
Lot Shape
Lot Size SqM 43.47
Zoning
Tax Amount \$1,110.22 / 2025
Conform Type
Conform Year
Goods Excl

Permit By Seller
Permit
Permit
Front Exposure North
F x D (m) x

Goods Incl Euro Washer/Dryer Combo, Hood Fan, Refrigerator, Stove-Electric, Window Coverings

Warranty**Fireplace****FP Fuel****FP Type****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls**

Site Features Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Parking Stall

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name Chinook Condominiums
Condo Fee \$325.20 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Heat, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common

Floor Location Below Grade **Floor#** 1
#Floors in Build 4 **Elevator** No
Balcony/Terrace No **Min Age**
Titled Storage No
Parking Type Assigned
Unit Exposure W