

## \$399,900 - 203 11111 82 Avenue, Edmonton

MLS® #E4428850

**\$399,900**

2 Bedroom, 2.00 Bathroom, 970 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located in the historic community of Garneau, this 2 bed, 2 bath corner unit offers the best of city living. Enjoy hardwood floors, an updated kitchen with newer appliances, and a cozy gas fireplace. The wrap-around deck features a gas BBQ hookup, perfect for outdoor entertaining. This unit also includes heated underground parking for year-round convenience. With an unbeatable walkable location, you're just steps from the University of Alberta, river valley, top restaurants, shopping, and transit. A fantastic opportunity for students, professionals, or investors!

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4428850               |
| Price          | \$399,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 970                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 11111 82 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0T3             |

## Amenities

|           |                      |
|-----------|----------------------|
| Amenities | See Remarks          |
| Parking   | Parkade, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Intercom, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 11   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Concrete, Stucco     |
| Exterior Features | See Remarks          |
| Roof              | EPDM Membrane, Metal |
| Construction      | Concrete, Stucco     |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 15         |
| Condo Fee      | \$657           |

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Listing information last updated on May 1st, 2025 at 1:02am MDT