

## \$399,900 - 507 11109 84 Avenue, Edmonton

MLS® #E4433066

**\$399,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

LOCATION, LOCATION, LOCATION. One block to U of A Hospital and Campus. Situated in the beautiful Garneau neighbourhood, just blocks from the river valley and popular 109St and Whyte Av. for all your trendiest shopping and restaurants. It's a condo living lifestyle at its finest in University Plaza with its amazing location, concrete construction, A/C, secure building and underground parking. This 5th floor corner unit has stunning SW vista and has been tastefully renovated. Open-concept floor plan features engineered hardwood and tile flooring. Nine foot ceilings and large windows let in an abundance of natural light and give a spacious feel, an amazing newer kitchen with island is perfect for entertaining. Two bedrooms and two bathrooms, insuite laundry + west facing balcony. Perfect young professionals' property for ideal work/life/active lifestyle.

Built in 2003

### Essential Information

MLS® #	E4433066
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954



Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	507 11109 84 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, Secured Parking, Security Door
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Fiber Cement
Exterior Features	Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Fiber Cement

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                3  
Zoning                              Zone 15  
Condo Fee                        \$481

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 April 28th, 2025 at 11:47am MDT