

## \$399,900 - 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	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	73
Zoning	Zone 15
Condo Fee	\$657

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