# \$375,000 - 405 11025 83 Avenue, Edmonton

MLS® #E4444618

## \$375,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located right beside the University Hospital in the heart of Garneau this spacious 2 Bedroom, 2 full bathroom, with 2 underground parking condo is the perfect turn key property for students professionals and investors. Up on the fourth floor this corner unit has over 1000 sq ft of space and is quiet and bright thanks to the very large windows and open concept floor plan. The kitchen has ample cabinet space and is upgraded with granite counter tops and eating bar. The hardwood floors make the unit feel warm. There is a full 4 piece bathroom with IN-SUITE LAUNDRY! The primary bedroom has a full en-suite and the second bedroom is also a good size. There is a balcony, a storage utility room and AIR CONDITIONING. The unit comes with 2 underground titled (tandem) parking and a storage cage in front. With an excellent price, a unbeatable University location, every amenity and comfort, this unit is clean, ready to move into and will make life easier and more comfortable.



### **Essential Information**

MLS® # E4444618 Price \$375,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,060 Acres 0.00 Year Built 2000

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 405 11025 83 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 2V5

# **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home,

Parking-Visitor, Secured Parking, Vinyl Windows

Parking Double Garage Attached, Tandem, Underground

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave,

Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric,

Stove-Electric, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 5
Stories 1
Has Basement Yes

Basement None, No Basement

### **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Gated Community, Public Transportation, Schools, Shopping

Nearby

Roof Unknown

Construction Wood, Stucco

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 26th, 2025

Days on Market 3

Zoning Zone 15

Condo Fee \$595

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