

## \$249,900 - 307 11115 80 Avenue, Edmonton

MLS® #E4448794

**\$249,900**

1 Bedroom, 1.00 Bathroom, 1,093 sqft  
Condo / Townhouse on 0.00 Acres

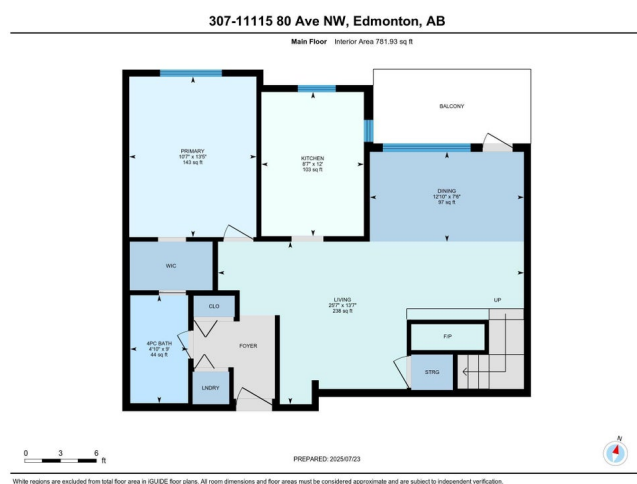
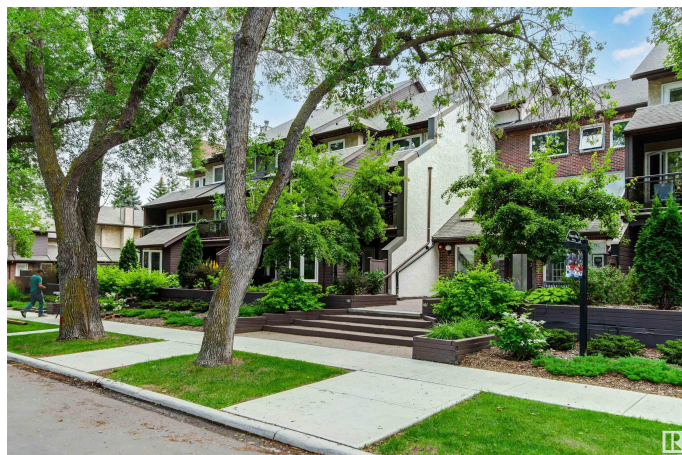
Garneau, Edmonton, AB

TOP FLOOR, CORNER UNIT WITH 2 UNDERGROUND, TITLED PARKING STALLS! Welcome to Hampton Village located on beautifully treed, quaint street that is within walking distance to the U of A, LRT, close to downtown and more. This awesome unit was freshly painted & new carpet on upper level and stairs was just installed. Main level offers living room with wood burning fire place and vaulted ceiling, full bathroom, kitchen, master bedroom and laundry. Upstairs is bright due to a skylight and you will find there an office/den and a loft area which could be used as a guests quarter, family room, art studio or whatever you want it to be. The balcony off the living room overlooks quiet street . You see crowns of the trees from every window, so it feels like leaving in the cabin! This condo has north exposure so it is cooler in the summer. Assigned storage unit completes the picture. It is available for immediate possession. Make a move!

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448794  |
| Price     | \$249,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 1                     |
| Square Footage | 1,093                 |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 307 11115 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 0R4             |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Intercom, Secured Parking, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 2                                                         |
| Parking        | Heated, Underground                                       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                     |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Mantel                                                                     |
| # of Stories | 3                                                                          |
| Stories      | 2                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                |
| Exterior Features | Back Lane, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 15         |
| Condo Fee      | \$757           |

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Listing information last updated on August 1st, 2025 at 4:17pm MDT