

# **\$321,000 - 10816 11 Avenue, Edmonton**

MLS® #E4449829

**\$321,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Bearspaw (Edmonton), Edmonton, AB

Charming 50+ Adult Bungalow â€“ Freshly Updated & Move-In Ready! 2-bedroom, 2-bathroom bungalow in a friendly 50+ adult community! This inviting home features new luxury vinyl plank flooring, new carpet in the bedrooms, and fresh paint throughout, giving it a modern, clean feel from the moment you step inside. Natural light illuminates foyer with skylight. The spacious living room includes a cozy fireplace and flows to an outdoor patio, which backs onto a lush green space. The main floor offers convenient laundry, two well-sized bedrooms, and a full 4-piece bath. The developed basement offers a 3-piece bathroom and the ideal space for hobbiesâ€”whether it's a workshop, craft area, or even winemaking! Enjoy the convenience of a single attached garage and take advantage of the vibrant community amenities, including access to a clubhouse with a pool table, shuffleboard, and regular social events. Nature lovers will appreciate the home's close proximity to Bearspaw Pond and the nearby dog park.

Built in 1985

## **Essential Information**

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Price \$321,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	967
Acres	0.00
Year Built	1985
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	10816 11 Avenue
Area	Edmonton
Subdivision	Bearspaw (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 6J1

### **Amenities**

Amenities	Club House, See Remarks
Parking	Single Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Stream/Pond, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 25th, 2025
Days on Market	5
Zoning	Zone 16
Condo Fee	\$488

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