

\$199,800 - 406 11511 27 Avenue, Edmonton

MLS® #E4464986

\$199,800

2 Bedroom, 2.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Amazing investment opportunity. Choose to purchase one or more of these cash flowing properties, each sold with a long term tenant already in place. Located in one of Edmonton's most desirable areas, this impeccably maintained building offers exceptional value. This corner unit is one of the best in the building, top floor, spacious and bright with tons of windows and natural light. The open concept kitchen flows into the dining and living areas, perfect for modern living. Featuring 2 bedrooms, 2 bathrooms, underground parking, spacious wrap around balcony- this home offers comfort and convenience. The building is professionally managed with an on site manager and world class security, providing peace of mind in a great neighborhood. Enjoy easy access to the Henday and Whitemud, plus nearby shopping, restaurants, schools and parks. A strong investment with a 5 percent cap rate, this is an opportunity you do not want to miss.

Built in 2019

Essential Information

MLS® #	E4464986
Price	\$199,800
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2019
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	406 11511 27 Avenue
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7J8

Amenities

Amenities	No Smoking Home, Parking-Extra, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 6th, 2025
Days on Market 4
Zoning Zone 16
Condo Fee \$514

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