# \$349,900 - 11166 83 Avenue, Edmonton

MLS® #E4419114

#### \$349.900

2 Bedroom, 1.50 Bathroom, 1,192 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This charming 2-story Garneau townhome is perfectly situated within walking distance to the University of Alberta, Stollery Hospital, U of A campus, LRT, theaters, restaurants, shopping, and the lively Whyte Avenue/Strathcona district. Featuring 2 bedrooms + den, this home boasts hardwood flooring, vaulted ceilings, and large windows that fill the space with natural light, creating an open and airy atmosphereâ€"perfect for plant lovers! As the cooler weather sets in, enjoy the cozy ambiance of the wood-burning fireplace in the living room, complemented by the warmth of in-floor heating in the kitchen and bathroom. Your vehicle will be protected year-round in the heated underground parkade. When spring returns, unwind and dine on the quaint patio at the back. This is a wonderful opportunity in a prime location!

Built in 1981

### **Essential Information**

MLS® # E4419114

Price \$349,900

Bedrooms 2

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,192







Acres 0.00 Year Built 1981

Type Condo / Townhouse

Sub-Type Townhouse
Style 2 Storey
Status Active

# **Community Information**

Address 11166 83 Avenue

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6G 0V1

#### **Amenities**

Amenities Detectors Smoke, Vaulted Ceiling

Parking Underground

#### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer

Heating Hot Water, Natural Gas

Stories 2

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Brick

Exterior Features Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Brick

Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 24th, 2025

Days on Market 85

Zoning Zone 15 Condo Fee \$803 DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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