

## **\$309,500 - 501 11027 87 Avenue, Edmonton**

MLS® #E4426100

### **\$309,500**

2 Bedroom, 2.00 Bathroom, 1,245 sqft

Condo / Townhouse on 0.00 Acres

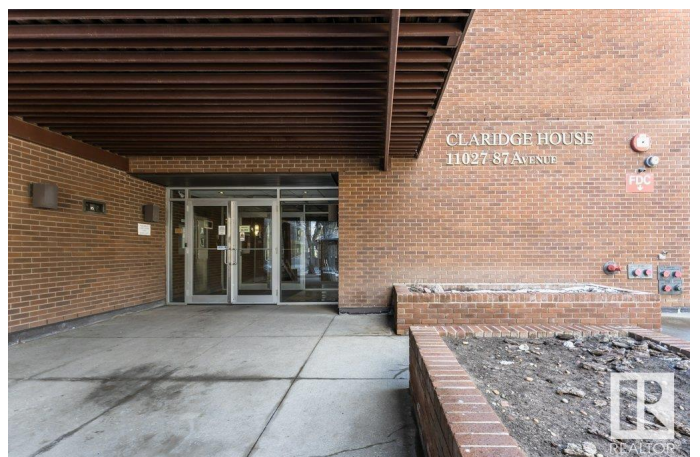
Garneau, Edmonton, AB

Welcome to this 2 Bed + 2 Full Bath condo in Claridge House. This clean bright & freshly painted 1244sf suite is move-in ready!! Located on the sunny SW corner of the building, natural light enters via large west facing patio doors which open onto the balcony & outside storage. The Kitchen features a SUBZERO Fridge, new Bosch dishwasher, Electric stove with ceramic cooktop and microwave hood fan, undercabinet lighting, and room for dine-in seating or storage. There is a Dining Room, a Living Room with TV/Media space, In-suite laundry with a side-by-side washer & dryer + storage cabinets. The Primary bedroom hosts a spacious 3pc ensuite & large closets. Bedroom 2 is a good size with extra closet space. The building also has a Party Room & bike storage area. This unit comes complete with a Titled Underground parking stall. Conveniently situated next to Campus and a short walk from shopping & restaurants.

Built in 1979

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4426100  |
| Price     | \$309,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,245                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 501 11027 87 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2P9             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Secured Parking, Security Door, Social Rooms |
| Parking   | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 17   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick                                 |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Brick                                 |
| Foundation        | Concrete Perimeter                              |

### Additional Information

Date Listed March 17th, 2025  
Days on Market 33  
Zoning Zone 15  
Condo Fee \$890



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