

## \$325,000 - 11134 83 Avenue, Edmonton

MLS® #E4430454

**\$325,000**

2 Bedroom, 1.50 Bathroom, 1,104 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great location close to the U of A hospital this renovated condo features new kitchen cabinets, countertops, backsplash, built-in dishwasher, microwave hood fan (all less than one year old), main floor laundry, a 2 pc bathroom and flex room complete the first floor. Upper level has a spacious living/dining area with a wood burning fireplace and sliding doors to the balcony. Two good sized bedrooms upstairs and a 4 pc bathroom. Newer flooring and freshly painted throughout! Underground heated parking is titled. Walking distance to the University, Whyte Ave and the River Valley.

Built in 1981

### Essential Information

MLS® #	E4430454
Price	\$325,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,104
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse



Style	2 Storey Split
Status	Active

### Community Information

Address	11134 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0V1

### Amenities

Amenities	Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Skylight
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Cedar Shakes
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	Zone 15

Condo Fee                \$843

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