

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

MLS® #E4419114

**\$349,900**

2 Bedroom, 1.50 Bathroom, 1,192 sqft

Condo / Townhouse on 0.00 Acres

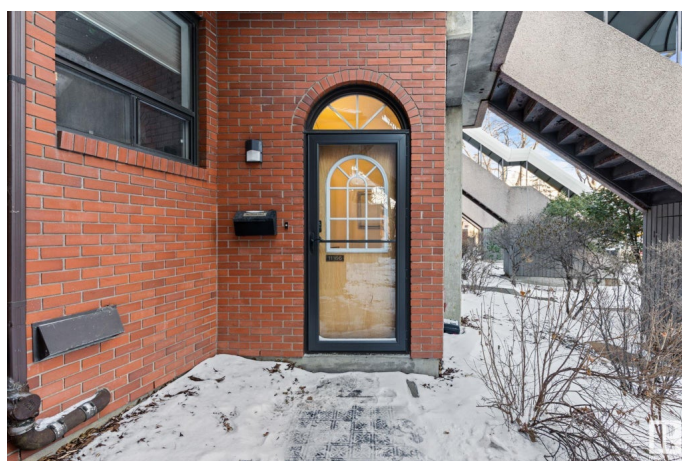
Garneau, Edmonton, AB

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 atmosphere—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®)

Listing information last updated on April 19th, 2025 at 10:47am MDT