

## \$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 | 10               |
| Zoning         | Zone 15          |

Condo Fee                \$843

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