

## \$298,500 - 11122 83 Avenue, Edmonton

MLS® #E4442341

**\$298,500**

2 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Live steps away from campus in this 2-story condo in the heart of Garneau. Tucked on a quiet, tree-lined street, this 2 bed, 1.5 bath unit is clean, bright, and secure with fob-activated gate access. The charming concourse and exterior lead to a spacious foyer and dining room. The kitchen offers beautiful wood cabinets, plus great counter and storage space. Just a few steps up is a sun-soaked living room with a balcony—perfect for relaxing or studying. Upstairs features a full 4-piece bath and 2 generous bedrooms—one with a large closet and the other with a fantastic walk-in. A fire escape door is located at the top of the stairs. Includes HEATED UNDERGROUND PARKING AND STORAGE. Professionally managed and well-maintained, with building upgrades in the past 10 years including windows, balconies, and shingles, with more to come. Ideal for students, TAs, or professors seeking quiet, convenient living near U of A. Don't wait—come see it today!

Built in 1981

### Essential Information

MLS® # E4442341

Price \$298,500

Bedrooms 2



|                |                       |
|----------------|-----------------------|
| Bathrooms      | 1.50                  |
| Full Baths     | 1                     |
| Half Baths     | 1                     |
| Square Footage | 1,096                 |
| Acres          | 0.00                  |
| Year Built     | 1981                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Stacked Townhouse     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11122 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V1         |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                                     |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 15         |
| Condo Fee      | \$843           |

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