

## \$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	77
Zoning	Zone 15
Condo Fee	\$843

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