

## **\$488,800 - 306 11111 82 Avenue, Edmonton**

MLS® #E4444626

**\$488,800**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**STEPS TO THE U OF A CAMPUS!** This is an **UPGRADED 1349 sq.ft. EXECUTIVE** condo with **3 BEDROOMS & 2 full baths. CORNER UNIT** with an open floor plan, 9' ceilings, gas fireplace & a large wrap around balcony with a gas BBQ line. The kitchen features oak cabinetry, tons of counterspace, newer stainless steel appliances & an eating bar. Bright open concept living area with a huge bank of windows with south & east exposures! Hardwood flooring in the living & dining room & 3rd bedroom. The primary bedroom has a private ensuite with a soaker tub, corner shower & bidet. Two additional bedrooms & a 3 piece main bathroom. **IN-SUITE LAUNDRY ROOM** with a sink & extra storage. Central A/C. Hunter Douglas blinds throughout. **2 TITLED UNDERGROUND PARKING #88, 89.**

Secure building. Condo fees includes heat/water. Excellent location 1/2 block to the U of A Hospital & a few blocks to the U of A campus, close to coffee shops, restaurants, transportation & quick access to downtown. Shows very well! Move in ready!

Built in 2000

### **Essential Information**

MLS® # E4444626

Price \$488,800



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 11111 82 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Hot Water Instant, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Tile Surround
# of Stories	11
Stories	1
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Concrete, Composition
Exterior Features	Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Composition
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	28
Zoning	Zone 15
Condo Fee	\$921

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