

## \$340,000 - 11114 83 Avenue, Edmonton

MLS® #E4445002

**\$340,000**

2 Bedroom, 1.50 Bathroom, 1,418 sqft

Condo / Townhouse on 0.00 Acres

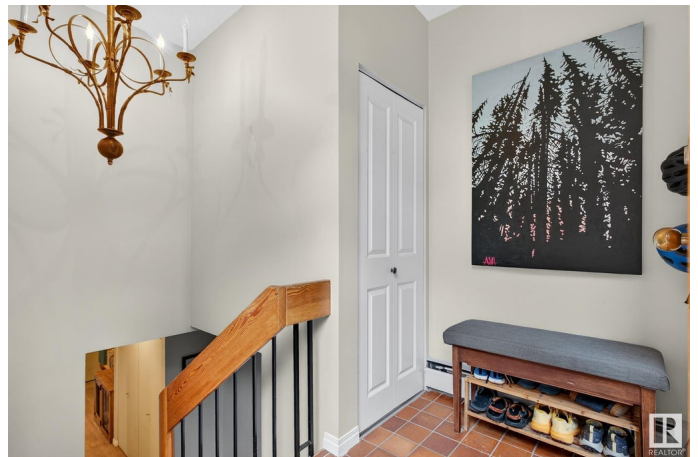
Garneau, Edmonton, AB

Stylish and sophisticated townhouse in the heart of Garneau—just moments from the University of Alberta and U of A Hospital. This thoughtfully updated home showcases vaulted ceilings, rich luxury laminate plank flooring, and an expansive wall of atrium-style windows that flood the space in natural light and open onto a private patio. The sleek kitchen features a modern wall of custom open shelves, blending beauty and function. Upstairs offers two large bedrooms with custom upgrades, including a built-in loft bed and enhanced closet space. A versatile bonus room provides ideal space for a extra storage or den. Enjoy the convenience of in-suite laundry and secure underground parking with personal storage cage. Perfect for professionals, young families or students seeking elevated urban living near the river valley, LRT, Whyte Avenue, restaurants, and boutique shopping.

Built in 1981

### Essential Information

MLS® #	E4445002
Price	\$340,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,418
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11114 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0V1

### Amenities

Amenities	No Smoking Home, Parking-Visitor, Patio, Vaulted Ceiling, Storage Cage
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Brick
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 29th, 2025
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Days on Market	13
Zoning	Zone 15
Condo Fee	\$964

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Listing information last updated on July 12th, 2025 at 5:32pm MDT