

Courtesy Of Zach Koziak Of Black Sheep Realty

## **\$315,000 - 111 11039 83 Avenue, Edmonton**

MLS® #E4451773

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located just steps from the University of Alberta, UofA Hospital, river valley trails, and Whyte Avenue, this bright and stylish 2 bed, 2 bath corner unit is the perfect home for students, professionals, or anyone who wants to be close to it all. As soon as you walk in, you'll notice how much natural light pours in through the large windows. The open layout makes the space feel spacious and functional, with bedrooms on opposite sides of the unit, perfect for roommates or guests. The kitchen has a great setup with a raised eating bar that's ideal for quick meals or entertaining. You have in-suite laundry, a titled heated underground parking stall with caged storage, bike storage, and access to a peaceful courtyard. Enjoy your morning coffee on the covered balcony overlooking a quiet, tree-lined street with a bike lane. This beautiful unit is move-in ready!

Built in 2000

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4451773  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,060     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2000                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 11039 83 Avenue |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2V6             |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Patio, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground                                                           |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                                         |
| # of Stories      | 5                                                                                                                                 |
| Stories           | 1                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | None, No Basement                                                                                                                 |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Unknown                                                                         |
| Construction      | Wood, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 62               |
| Zoning         | Zone 15          |
| Condo Fee      | \$551            |

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Listing information last updated on October 8th, 2025 at 7:17pm MDT