

## **\$388,800 - 1101 11027 87 Avenue, Edmonton**

MLS® #E4444430

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,211 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

FANTASTIC VIEWS from this 1211 sq.ft. 2 bedroom 2 bathroom condo in CLARIDGE HOUSE conveniently located steps to the U of A, close to transportation, restaurants, coffee shops, & quick access to Whyte Avenue & Downtown. This RENOVATED condo has a modern kitchen with white cabinetry, quartz countertops & stainless steel appliances. Spacious living & dining room with walnut hardwood floors & a built-in cabinet in the living room. Step onto the private, west facing balcony with great views of the U of A Campus & City Views. The 4 piece bathroom has a new vanity with granite counters & is next to the 2nd bedroom. The spacious primary suite has a 3 piece ensuite that has been completely remodeled with a large walk-in shower. Included is the fridge, glass top stove, built-in microwave, dishwasher, INSUITE WASHER & DRYER, window coverings, A/C, 2 TITLED U/G PARKING. The condo fees include all the utilities & the building maintenance, management & caretaker. Party room & visitor parking. Shows very well!

Built in 1979

### **Essential Information**

MLS® # E4444430

Price \$388,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,211
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1101 11027 87 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P9

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Secured Parking, Security Door, Social Rooms
Parking Spaces	2
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	Zone 15
Condo Fee	\$897

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 4:32am MDT