

## **\$375,000 - 405 11025 83 Avenue, Edmonton**

MLS® #E4444618

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located right beside the University Hospital in the heart of Garneau this spacious 2 Bedroom, 2 full bathroom, with 2 underground parking condo is the perfect turn key property for students professionals and investors. Up on the fourth floor this corner unit has over 1000 sq ft of space and is quiet and bright thanks to the very large windows and open concept floor plan. The kitchen has ample cabinet space and is upgraded with granite counter tops and eating bar. The hardwood floors make the unit feel warm. There is a full 4 piece bathroom with IN-SUITE LAUNDRY! The primary bedroom has a full en-suite and the second bedroom is also a good size. There is a balcony, a storage utility room and AIR CONDITIONING. The unit comes with 2 underground titled (tandem) parking and a storage cage in front. With an excellent price, a unbeatable University location, every amenity and comfort, this unit is clean, ready to move into and will make life easier and more comfortable.

Built in 2000

### **Essential Information**

MLS® # E4444618

Price \$375,000

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	405 11025 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2V5

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows
Parking	Double Garage Attached, Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Gated Community, Public Transportation, Schools, Shopping Nearby

Roof	Unknown
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	Zone 15
Condo Fee	\$595

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