

# \$199,990 - 401 11007 83 Avenue, Edmonton

MLS® #E4445836

**\$199,990**

2 Bedroom, 1.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**GREAT URBAN LIVING LOCATION! GREAT INVESTING CHANCE!** Super Close to the University of Alberta and Hospital! Spacious and sunny 2-bedroom unit in a concrete high-rise building. This unit features a shared dining/living area with laminate floors, a convenient kitchen, 2 large bedrooms with west window and additional in suite storage. There is also a large balcony with south view. There is a laundry room matched on each floor with convenient access. One covered parking stall is assigned in the parkade. Highly secured entrance is equipped with ample visitor parking. Affordable condo fee which includes all utilities. Own the urban lifestyle - stylish restaurants and cafes, City Arts Centre, Garneau Tennis & Beach Volleyball Club - all around your living place! Vacant and immediate possession available. An rare opportunity for students, professionals and easy to rent out for investors!

Built in 1967

## Essential Information

MLS® #	E4445836
Price	\$199,990
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	781
Acres	0.00
Year Built	1967
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 11007 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T9

### **Amenities**

Amenities	Parking-Visitor, Security Door, Storage-In-Suite, Wall Unit-Built-In, See Remarks
Parking Spaces	1
Parking	Parkade, Single Carport, Stall

### **Interior**

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Water
# of Stories	13
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Garneau School
Middle	Mckernan School
High	Strathcona School

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$516

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Listing information last updated on July 7th, 2025 at 1:17pm MDT