

## **\$388,800 - 113 11039 83 Avenue, Edmonton**

MLS® #E4435187

**\$388,800**

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

2 BEDROOMS, 2 BATHROOMS, 2 PARKING STALLS!! NEWLY RENOVATED Corner Unit with a Gorgeous View of the Tree Lined Street in Garneau from your Huge Private Balcony!! Almost 1100 Square Foot Condo on the Ground Level Features 9ft ceilings throughout and a Fantastic Open Concept Plan. Plenty of Cabinets and Countertop Space in the Functional Kitchen - Open onto Dining Room and Very Spacious Living Room with Corner Gas Fireplace and Walls FULL of Windows and Natural Light. The Generous Primary Bedroom Hosts a Full Ensuite - Unit also Features IN-SUITE LAUNDRY!! Secured Heated Underground Parking with 2 STALLS and storage cage in front of one of them. Updated LUXURY PLANK VINYL FLOORING, Brand new Carpets, Paint, Countertops AND NEW KITCHEN - ready to move on in! Fantastic Value in a Great Building just steps to U of A Campus and Whyte Avenue and a Quick Commute Downtown!! Ready for Immediate Possession!

Built in 2000

### **Essential Information**

MLS® # E4435187

Price \$388,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	113 11039 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0T7

### Amenities

Amenities	Ceiling 9 ft., Secured Parking
Parking	Double Indoor, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	GARNEAU
Middle	MCKERNAN
High	STRATHCONA

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	15
Zoning	Zone 15
Condo Fee	\$602

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