

\$269,800 - 1204 11027 87 Avenue, Edmonton

MLS® #E4452138

\$269,800

1 Bedroom, 1.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

DOWNTOWN & RIVER VALLEY VIEWS from this spacious 1 bedroom 868 sq.ft. condo in CLARIDGE HOUSE conveniently located steps to the U of A, close to transportation, restaurants, coffee shops & quick access to Whyte Avenue & Downtown. Open concept layout with the kitchen open to the dining & living room. Oak cabinetry with lots of storage. Vinyl plank flooring in the dining & living room. Step onto the east facing balcony with great views of Downtown & the river valley. Also, there is a storage room on the balcony. 4 piece bathroom next to the primary suite. Included is the stainless steel fridge, stove (Brand New), dishwasher (Brand New), INSUITE WASHER & DRYER, A/C & TITLED UNDERGROUND PARKING #112. The condo fees include all the utilities & the building maintenance, management & caretaker. Party room & visitor parking.

Built in 1979

Essential Information

MLS® #	E4452138
Price	\$269,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	868



Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1204 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, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	62
Zoning	Zone 15
Condo Fee	\$660

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 October 9th, 2025 at 3:32am MDT