

\$298,500 - 11122 83 Avenue, Edmonton

MLS® #E4442341

\$298,500

2 Bedroom, 1.50 Bathroom, 1,096 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Live steps away from campus in this 2-story condo in the heart of Garneau. Tucked on a quiet, tree-lined street, this 2 bed, 1.5 bath unit is clean, bright, and secure with fob-activated gate access. The charming concourse and exterior lead to a spacious foyer and dining room. The kitchen offers beautiful wood cabinets, plus great counter and storage space. Just a few steps up is a sun-soaked living room with a balcony—perfect for relaxing or studying. Upstairs features a full 4-piece bath and 2 generous bedrooms—one with a large closet and the other with a fantastic walk-in. A fire escape door is located at the top of the stairs. Includes HEATED UNDERGROUND PARKING AND STORAGE. Professionally managed and well-maintained, with building upgrades in the past 10 years including windows, balconies, and shingles, with more to come. Ideal for students, TAs, or professors seeking quiet, convenient living near U of A. Don't wait—come see it today!

Built in 1981

Essential Information

MLS® # E4442341

Price \$298,500

Bedrooms 2



| | |
|----------------|-----------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,096 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Stacked Townhouse |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 11122 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0V1 |

Amenities

| | |
|-----------|---------------------|
| Amenities | See Remarks |
| Parking | Heated, Underground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Hot Water, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Brick |
| Exterior Features | See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 13th, 2025 |
| Days on Market | 76 |
| Zoning | Zone 15 |
| Condo Fee | \$843 |

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