Courtesy Of Steve Lount Of Century 21 All Stars Realty Ltd

$284,900 - 11176 83 Avenue, Edmonton

MLS® #E4457649

$284,900
2 Bedroom, 1.50 Bathroom, 1,247 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

GARNEAU MEWS is a cozy, charming townhouse complex located less than a block from the UofA hospital & just off campus with mature landscaping creating extra privacy. Within 1-5 blocks are: Whyte Ave & the heart of Strathcona; an LRT Station; groceries; banks; restaurants; & the river valley trail system. This 1,247 sq ft, 2 level unit offers: 2 spacious bedrooms upstairs; 1.5 bathrooms; a kitchen with newer white cabinets + a pass through opening to the dining room & raised living room. Off the living room is a brand new glass atrium opening to a patio & treed area; newer vinyl plank flooring throughout main floor new carpets on stairs and most of upper level; a 3-sided wood burning fireplace; high vaulted ceilings; 1 underground heated parking stall; visitor parking out back; & more! The complex has replaced the atrium in 2023, & windows & shingles in the last 10 years. Condo Fee includes most utilities (heat, water, sewage & garbage) which is a $400-500/mo value included in the condo fees.

Built in 1981

Essential Information

MLS® #	E4457649
Price	$284,900
Bedrooms	2

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11176 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0V1

Amenities

Amenities	Detectors Smoke
Parking Spaces	1
Parking	Heated, Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
Fireplaces	Mantel, Three Sided
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks, Partially Fenced

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	Garneau/Mount Carmel
Middle	McKernan/Louis St Laurent
High	Old Scona/Louis St Laurent

Additional Information

Date Listed	September 11th, 2025
Days on Market	50
Zoning	Zone 15
Condo Fee	$990

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Listing information last updated on October 31st, 2025 at 7:47am MDT