

Courtesy Of Zach Koziak Of Black Sheep Realty

\$325,000 - 111 11039 83 Avenue, Edmonton

MLS® #E4451773

\$325,000

2 Bedroom, 2.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located just steps from the University of Alberta, UofA Hospital, river valley trails, and Whyte Avenue, this bright and stylish 2 bed, 2 bath corner unit is the perfect home for students, professionals, or anyone who wants to be close to it all. As soon as you walk in, you'll notice how much natural light pours in through the large windows. The open layout makes the space feel spacious and functional, with bedrooms on opposite sides of the unit, perfect for roommates or guests. The kitchen has a great setup with a raised eating bar that's ideal for quick meals or entertaining. You have in-suite laundry, a titled heated underground parking stall with caged storage, bike storage, and access to a peaceful courtyard. Enjoy your morning coffee on the covered balcony overlooking a quiet, tree-lined street with a bike lane. This beautiful unit is move-in ready!

Built in 2000

Essential Information

MLS® #	E4451773
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,060



Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	111 11039 83 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2V6

Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, Parking-Visitor, Patio, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Unknown
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	45
Zoning	Zone 15
Condo Fee	\$551

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