

## **\$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 | 34            |
| Zoning         | Zone 15       |
| Condo Fee      | \$602         |

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Listing information last updated on June 11th, 2025 at 9:47am MDT