

## \$334,000 - 11166 83 Avenue, Edmonton

MLS® #E4439488

**\$334,000**

2 Bedroom, 1.50 Bathroom, 1,192 sqft

Condo / Townhouse on 0.00 Acres

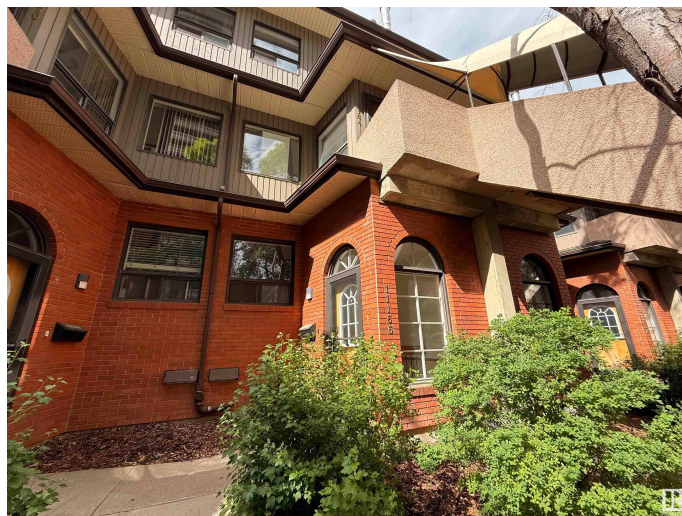
Garneau, Edmonton, AB

Charming 2-storey townhome in Garneau, just steps from the U of A, Stollery Hospital, LRT, shopping, restaurants, and vibrant Whyte Ave! This 2-bed + den home features hardwood floors, vaulted ceilings, and large windows that flood the space with natural lightâ€”perfect for plant lovers. Enjoy a cozy wood-burning fireplace in the living room and the comfort of in-floor heating in the kitchen and bathroom. Ideal for students, professionals, or anyone seeking a walkable lifestyle in one of Edmontonâ€™s most sought-after neighborhoods. Plus, your vehicle stays protected year-round with secure parking. heated underground parkade. When spring returns, unwind and dine on the quaint patio at the back. This is a wonderful opportunity in a prime location!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439488  |
| Price          | \$334,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,192     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1981              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11166 83 Avenue |
| Area        | Edmonton        |
| Subdivision | Garneau         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6G 0V1         |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Detectors Smoke |
| Parking   | Underground     |

### Interior

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

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Wood, Brick                    |
| Exterior Features | Public Transportation, Schools |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Brick                    |
| Foundation        | Concrete Perimeter             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 15        |
| Condo Fee      | \$803          |

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Listing information last updated on June 5th, 2025 at 11:02pm MDT