

\$217,000 - 402 11011 86 Avenue, Edmonton

MLS® #E4442202

\$217,000

2 Bedroom, 1.50 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

AMAZING LOCATION in Garneau Place (CONCRETE BUILDING). 2 bedrooms (separated), 1.5 baths, 1 underground TITLED parking stall #52, 2 covered balconies and an enclosed storage room off one of the balconies, also in suite storage room. CORNER UNIT with spacious Living/Dining Room, kitchen and IN SUITE laundry (full size washer/dryer). PRIMARY bedroom has 2 piece ensuite, 2 closets and a balcony, 2nd bedroom also has 2 closets. NEW vinyl plank flooring throughout, NEW stove, NEW lighting in bathrooms and kitchen, NEWER paint & NEWER VINYL windows. HEAT/WATER incl. Only 8 UNITS PER FLOOR.. WALKABLE to the University of Alberta, U of A Hospital, transit, LRT, Public Transportation, River Valley trails, shopping, restaurants, Whyte Ave. Close to Kinsmen Rec Centre, Downtown and so much more. Visitor parking as well.

Built in 1978

Essential Information

MLS® #	E4442202
Price	\$217,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,044
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	402 11011 86 Avenue
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0X1

Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	5
Stories	5
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Concrete, Brick
Exterior Features	Back Lane, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation Concrete Perimeter

Additional Information

Date Listed June 13th, 2025
Days on Market 3
Zoning Zone 15
Condo Fee \$677

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