

\$318,800 - 12 11016 86 Avenue, Edmonton

MLS® #E4445192

\$318,800

2 Bedroom, 1.50 Bathroom, 1,187 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

DARE TO COMPARE this trendy & spacious (1187 sqft) 2 bedroom unit with U/G parking in the heart of the U of A. INVESTORS! Fantastic LOCATION, SIZE & LAYOUT! ONLY a 2-5 minute walk to campus, hospital, coffee shops, restaurants, grocery store, and great access to Edmonton river valley trails. This unit offers QUIET living space on 2 levels & includes a large open living/dining rm with wood burning fireplace, bright & spacious kitchen with all appliances (incl. freezer), a nook area that would make a great study area on the main as well as a 2nd sitting/study area on the lower level, 1 bath on each level & your own laundry room. This is a very special & unique home in an 8 unit Boutique complex. You will appreciate all the large windows that allows East, South & West SUNLIGHT into the unit throughout. There is also a lovely courtyard you walk through to access your home, guest parking & U/G heated parking. You won't find a better location & price for such a unique home in this area... Must see!

Built in 1981

Essential Information

MLS® # E4445192

Price \$318,800

Bedrooms 2



| | |
|----------------|-----------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,187 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Multi Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 12 11016 86 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0W9 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing, Corner |
| # of Stories | 2 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Windsor Park, Garneau |
| Middle | Mount Carmel, McKernan |
| High | JH Picard, Strathcona |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 1st, 2025 |
| Days on Market | 2 |
| Zoning | Zone 15 |
| Condo Fee | \$508 |

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Listing information last updated on July 3rd, 2025 at 1:02pm MDT