

\$199,990 - 401 11007 83 Avenue, Edmonton

MLS® #E4445836

\$199,990

2 Bedroom, 1.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

GREAT URBAN LIVING LOCATION! GREAT INVESTING CHANCE! Super Close to the University of Alberta and Hospital! Spacious and sunny 2-bedroom unit in a concrete high-rise building. This unit features a shared dining/living area with laminate floors, a convenient kitchen, 2 large bedrooms with west window and additional in suite storage. There is also a large balcony with south view. There is a laundry room matched on each floor with convenient access. One covered parking stall is assigned in the parkade. Highly secured entrance is equipped with ample visitor parking. Affordable condo fee which includes all utilities. Own the urban lifestyle - stylish restaurants and cafes, City Arts Centre, Garneau Tennis & Beach Volleyball Club - all around your living place! An rare opportunity for students, professionals and easy to rent out for investors!

Built in 1967

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445836 |
| Price | \$199,990 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 781 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1967 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 401 11007 83 Avenue |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 0T9 |

Amenities

| | |
|----------------|---|
| Amenities | Parking-Visitor, Security Door, Storage-In-Suite, Wall Unit-Built-In, See Remarks |
| Parking Spaces | 1 |
| Parking | Parkade, Single Carport, Stall |

Interior

| | |
|--------------|------------------------------|
| Appliances | Refrigerator, Stove-Electric |
| Heating | Baseboard, Water |
| # of Stories | 13 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Brick, Stucco |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Tar & Gravel |
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------|
| Elementary | Garneau School |
| Middle | Mckernan School |
| High | Strathcona School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 15 |
| Condo Fee | \$516 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 3:48pm MDT