

## **\$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	1
Zoning	Zone 15
Condo Fee	\$508

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